

## **Appendix 3     Baseline Data, Targets and Trends**

Appendix 3.1 – Climatic Factors

Appendix 3.2 – Air

Appendix 3.3 – Water

Appendix 3.4 – Soil

Appendix 3.5 – Biodiversity, Flora and Fauna

Appendix 3.6 – Human Health

Appendix 3.7 – Population

Appendix 3.8 – Cultural Heritage

Appendix 3.9 – Landscape

Appendix 3.10 – Material Assets

Appendix 3.11 – Employment Land

## Appendix 3.1 Climatic Factors

| SEA Indicator                             | Quantified information                                                                                                                                                                                                                                                            | Comparators and targets                                                                                                                                                                                                                                                                                                                        | Trends                                                                                                                                                                                                                                                                                                             | Issues/constraints                                                                                                                                                                                                                                                                                                                                                                       | Data source(s)                                                                                                                                                                                                                                                                                                                                                                                                           |
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| Natural Resources Consumption (footprint) | <p>Aberdeen City's annual global footprint:</p> <p>Total: 5.73gha/per<br/>Energy and Consumption: 1.14gha (20%)<br/>Food and Drink 1.07gha/p(19%)<br/>Land Travel: 0.81ha/p (14%)<br/>Other: 2.7gha/p (48%)</p> <p>Scotland's annual global footprint:<br/>Total: 5.37gha/per</p> | <p>Aberdeenshire's annual global footprint - in global hectares per person (gha/p)</p> <p>Total: 5.60gha/p<br/>Energy Consumption: 1.09gha/p (19%)<br/>Food and drink: 1.11gha/p (20%)<br/>Land Travel: 0.74ha/p (13%)</p> <p>Other (Government, capital investment, holiday activities, consumables, services and sports), 2.7gha/p (48%)</p> | <p>Both Aberdeenshire and Aberdeen City's global footprint is higher than the Scottish average.</p> <p>The main contributors to the NE's global footprint are energy consumption, food and drink and land travel.</p> <p>Compared to Scotland's footprint, both the City and the shire have higher footprints.</p> | <p>Energy is the largest contributor to Aberdeen City and Aberdeenshire's Global Footprint and indicates high energy consumption associated with domestic fuels like gas, oil, electricity and other fuels.</p> <p>The North East's Global Footprint Project identified transport, the Built Environment and Energy as areas in which global footprint reductions could be achieved.</p> | <p>North East Global Footprint Project <a href="http://www.scotlandsfootprint.org/tt-he-project/north-east.php">http://www.scotlandsfootprint.org/tt-he-project/north-east.php</a></p> <p>Aberdeen City Council and Aberdeenshire Council (2006) Scotland's Global Footprint Project – Reduction Report for North East Scotland Global Footprint Project, Joint Global Footprint Co-ordinator, Aberdeen City Council</p> |
| Total CO <sub>2</sub> emissions (kt)      | <p>Aberdeen City</p> <p>2012 - 1,653.9<br/>2013 - 1,569.7<br/>2014 - 1,405.1<br/>2015 - 1,335.2<br/>2016 – 1,364.6</p>                                                                                                                                                            | <p>Aberdeenshire</p> <p>2012 - 2,095.6<br/>2013 - 1,963.3<br/>2014 - 1,800.1<br/>2015 - 1,792.1<br/>2016 – 1,241.9</p>                                                                                                                                                                                                                         | <p>Falling in both the City and the Shire</p>                                                                                                                                                                                                                                                                      | <p>It appears that issues are improving</p>                                                                                                                                                                                                                                                                                                                                              | <p>Department for Business, Energy &amp; Industrial Strategy data published on June 2018 (Online) Available at <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a><br/>Accessed 16/8/18</p>    |

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| Per Capita CO <sub>2</sub> emissions (kt)              | Aberdeen City<br>2012 - 7.4<br>2013 - 6.9<br>2014 - 6.1<br>2015 - 5.8<br>2016 - 5.6         | Aberdeenshire<br>2012 - 8.2<br>2013 - 7.6<br>2014 - 6.9<br>2015 - 6.8<br>2016 - 6.4         | Falling in both the City and the Shire                                                                                                                                                | It appears that issues are improving  | Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a><br>Accessed 16/8/18 |
| Industry and Commercial CO <sub>2</sub> emissions (kt) | Aberdeen City<br>2012 - 798.0<br>2013 - 741.8<br>2014 - 656.6<br>2015 - 601.3<br>2016 - 581 | Aberdeenshire<br>2012 - 665.0<br>2013 - 653.7<br>2014 - 620.2<br>2015 - 615.3<br>2016 - 496 | Falling in both the City and the Shire                                                                                                                                                | It appears that issues are improving  | Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a><br>Accessed 16/8/18 |
| Domestic CO <sub>2</sub> emissions (kt)                | Aberdeen City<br>2012 - 528.0<br>2013 - 506.6<br>2014 - 423.6<br>2015 - 406.1<br>2016 - 382 | Aberdeenshire<br>2012 - 722.1<br>2013 - 693.1<br>2014 - 596.7<br>2015 - 562.1<br>2016 - 534 | Falling in both the City and the Shire                                                                                                                                                | It appears that issues are improving  | Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a><br>Accessed 16/8/18 |
| Road Transport CO <sub>2</sub> emissions (kt)          | Aberdeen City<br>2012 - 319.8<br>2013 - 317.5<br>2014 - 322.6<br>2015 - 324.9<br>2016 - 138 | Aberdeenshire<br>2012 - 599.7<br>2013 - 602.1<br>2014 - 618.1<br>2015 - 628.9<br>2016 - 534 | There appears to be a slight improvement in Road Transport emissions. However, 2016 saw a dramatic drop. This could be attributed to the economic downturn in the oil and gas sector. | Increased travel by accounts for this | Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a><br>Accessed 16/8/18 |

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| LULUCF*<br>CO <sub>2</sub> emissions<br>(kt)              | Aberdeen City<br>2012: 0.2<br>2013: -4.5<br>2014: -6.3<br>2015: -7.5<br>2016: -8.7 | Aberdeenshire<br>2012: -273<br>2013: -372<br>2014: -437<br>2015: -467<br>2016: - 473 | The rate of fall in LULUCF CO <sub>2</sub> emissions is variable for both the Shire and the City as is the case for all Scotland | This depends on the way we use our land and Forest resources                                                                                                       | Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016</a><br>Accessed 16/8/18 |
| Potential Vulnerable Area (PVA) to flooding<br>No of Area | 23 PVAs in Aberdeen City and Aberdeenshire                                         |                                                                                      | Insufficient data available to determine the trend.                                                                              | PVA areas and issues have to be taken into account and allocating land for development and imposing conditions on development.                                     | <u>SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy</u><br><a href="http://apps.sepa.org.uk/FRMStrategies/norh-east.html">http://apps.sepa.org.uk/FRMStrategies/norh-east.html</a><br>A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 Respectively    |
| Estimated Weighted Annual Average damages within PVA      | Aberdeen City<br>• 2011- £22,390,000.00<br>• 2016 • 17,6000,000.00                 | Aberdeenshire<br>• 2011 - £17,080,000.00<br>• 2016 • £8,714,230.00                   | Worsening                                                                                                                        | Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing conditions on development. | <u>SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy</u><br><a href="http://apps.sepa.org.uk/FRMStrategies/norh-east.html">http://apps.sepa.org.uk/FRMStrategies/norh-east.html</a><br>A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively    |

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| Damage by Flood likelihood        | Aberdeen City (Dee, Don, Denmore Catchments)<br>• 2016<br>• £64.5m-£537m | Aberdeenshire (Aggregate of all areas)<br>• 2016<br>• £52.7m - £273.25m | Worsening                                                                                | This range takes into account residential, non-residential, roads, vehicles and agriculture | SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy<br><a href="http://apps.sepa.org.uk/FRMStrategies/norh-east.html">http://apps.sepa.org.uk/FRMStrategies/norh-east.html</a><br>A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively |
| Total Area (Km 2) in PVA          | Aberdeen City<br>• 2011 – 344<br>• 2016 - 126                            | Aberdeenshire<br>• 2011- 529                                            | The value appears to be lower, but this reflects actual figures than an earlier estimate | It has implications for land allocation and development.                                    | SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy<br><a href="http://apps.sepa.org.uk/FRMStrategies/norh-east.html">http://apps.sepa.org.uk/FRMStrategies/norh-east.html</a>                                                                                                                                                         |
| Residential Properties in PVA     | Aberdeen City<br>• 2011- 1,943<br>• 2016 –10,440                         | Aberdeenshire<br>• 2011- 1820<br>2016 -4,540                            | Worsening                                                                                | It has implications for land allocation and development.                                    | SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy<br><a href="http://apps.sepa.org.uk/FRMStrategies/norh-east.html">http://apps.sepa.org.uk/FRMStrategies/norh-east.html</a><br>A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively |
| Non-Residential Properties in PVA | Aberdeen City<br>• 2011- 375<br>• 2016- 2,510                            | Aberdeenshire<br>• 2011- 272<br>• 2011 -1,380                           | Worsening                                                                                | It has implications for land allocation and development.                                    | SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy<br><a href="http://apps.sepa.org.uk/FRMStrategies/norh-east.html">http://apps.sepa.org.uk/FRMStrategies/norh-east.html</a>                                                                                                                                                         |

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|  |  |  |  |  | A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively |
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## Appendix 3.2 Air

| SEA Indicator                                  | Quantified information                                                                                                       | Comparators and Trends targets                                                                                                                                         | Issues/constraints                                                                                                                                                                                                                                                                                                                                                                          | Data source(s)                                                                                                                                                                                                                                                                                                                                       |
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| Annual Mean Concentration of No <sub>2</sub>   | <b>Aberdeen City</b><br>2013: 12.9 – 70.4<br>2014: 10.5 – 63.8<br>2015: 10.0 – 58.2<br>2016: 09.6 – 54.1<br>2017: 7.8 – 45.9 | <b>Aberdeenshire</b><br>2013: 8:5 – 33.1<br>2014:11.3 – 38.0<br>2015: 9.4 – 35.4<br>2016: 9.7 – 31.5<br>2017:8.8 – 27.7<br><br><b>Objective</b><br>40µg/m <sup>3</sup> | Out of measurements at 62 monitoring stations, the EU objective has been breached in 23 locations in 2013, 22 locations in 2014, 19 locations in 2015 and 18 locations in 2016. The locations with highest readings include Market Street in 2013 and 2016, Great Northern Road in 2014 and Union Street in 2015. But levels are going down. The Objective is not breached in Aberdeenshire | Source: mostly transport related emissions.<br><br>2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council<br><br>2018 Air Quality Annual Progress Report (APR) for Aberdeenshire Council<br><br><a href="http://www.scottishairquality.co.uk/news/reports?view=laqm">http://www.scottishairquality.co.uk/news/reports?view=laqm</a> |
| Annual Mean Concentration of PM <sub>10</sub>  | <b>Aberdeen City</b><br>2013:13 – 26<br>2014:15 – 26<br>2015:12 – 20<br>2016:12 – 16<br>2017:11 – 13                         | <b>Aberdeenshire</b><br>None<br><br><b>Objective</b><br>18µg/m <sup>3</sup>                                                                                            | There were exceedances in 4 out of 6 stations in 2013; 3 out of 6 in 2014, 2 out of 6 in 2015 and none in 2016.                                                                                                                                                                                                                                                                             | Source: transport related emissions, and construction<br><br>2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council<br><br><a href="http://www.scottishairquality.co.uk/news/reports?view=laqm">http://www.scottishairquality.co.uk/news/reports?view=laqm</a>                                                                      |
| Annual Mean Concentration of PM <sub>2.5</sub> | Aberdeen City<br>2013: 9<br>2014: 10<br>2015: 8 – 11<br>2016: 5 – 7                                                          | <b>Aberdeenshire</b><br>None<br><br><b>Objective</b><br>10µg/m <sup>3</sup>                                                                                            | Apart from 2015 when 2 stations experienced exceedances, there has not been any other exceedances                                                                                                                                                                                                                                                                                           | 2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council                                                                                                                                                                                                                                                                              |

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|  | 2017: 6 – 7 |  |  |  | <a href="http://www.scottishairquality.co.uk/news/reports?view=laqm">http://www.scottishairquality.co.uk/news/reports?view=laqm</a> |
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## Appendix 3.3 Water

| SEA Indicator                                      | Quantified information                                           | Comparators and targets                                                   | Trends                                                          | Issues/constraints                                                                                                                                                                                                         | Data source(s)                                                                                                                                                                                                                                                                                                                                        |
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| Overall Status of surface water<br><b>High</b>     | <b>Aberdeen</b><br>2014 – 3<br>2016 - 3<br>2021 – 3<br>2027 – 3  | <b>Aberdeenshire</b><br>2014 – 18<br>2016 - 14<br>2021 - 18<br>2027 - 18  | Almost at the same level by 2027                                | Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of surface water<br><b>Good</b>     | <b>Aberdeen</b><br>2014 – 2<br>2016 - 3<br>2021 – 6<br>2027 – 12 | <b>Aberdeenshire</b><br>2014 – 71<br>2016 - 84<br>2021 - 95<br>2027 - 171 | Increasing                                                      | Same as above                                                                                                                                                                                                              | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of surface water<br><b>Moderate</b> | <b>Aberdeen</b><br>2014 – 5<br>2016 - 4<br>2021 – 4<br>2027 – 3  | <b>Aberdeenshire</b><br>2014 – 51<br>2016 - 45<br>2021 - 40<br>2027 - 19  | Increasing                                                      | Same as above                                                                                                                                                                                                              | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of surface water<br><b>Poor</b>     | <b>Aberdeen</b><br>2014 – 4<br>2016 - 4                          | <b>Aberdeenshire</b><br>2014 – 37<br>2016 - 34                            | The following water bodies in Aberdeen City are poor. Den Burn, | The following water bodies in Aberdeenshire are poor.                                                                                                                                                                      | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a>                                                                                                                                                                             |

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|  | 2021 – 4<br>2027 – 0 | 2021 - 29<br>2027 - 2 | Elrick Burn - d/s,<br>Newmachar WWTP,<br>Black Burn and<br>Leuchar Burn | Burn of Brydock, Rosy<br>Burn, Burn of King<br>Edward<br>River Isla - source to<br>Keith, River Bogie -<br>Culdrain to Huntly, Burn<br>of Auchmacoy, River<br>Ugie - North/South confl<br>to tidal limit, Crooko<br>Burn, North Ugie Water<br>- upper catchment,<br>South Ugie Water -<br>Stuartfield to Longside,<br>Burn of Ludquharn<br>Quhomery Burn, Burn of<br>Keithfield/ Raxton Burn<br>Ebrie Burn, Youlie Burn<br>/ Bronie Burn, Findon<br>Burn<br>Burn of Muchalls,<br>Carron Water, Bervie<br>Water - upper<br>catchment, Elrick Burn -<br>d/s Newmachar WWTP,<br>Elrick Burn - u/s<br>Newmachar WWTP<br>Black Burn, Newmill<br>Burn, Tuach Burn /<br>Tillakae Burn, Shevock<br>Burn, Esset Burn,<br>Leuchar Burn<br>Water of Feugh - lower<br>catchment, Beltie Burn,<br>Dess Burn - upper<br>stretch, River Muick -<br>Allt an Dubh Loch, Loch<br>of Strathbeg, Loch of<br>Skene, and Loch Kinord | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
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| <p>Overall Status of surface water<br/><b>Bad</b></p> | <p><b>Aberdeen</b><br/>2014 – 4<br/>2016 = 4<br/>2021 – 2<br/>2027 – 0</p> <p>The following water bodies in Aberdeen are bad<br/>South Mundurno Burn, River Dee - Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p> | <p><b>Aberdeenshire</b><br/>2014 – 33<br/>2016 - 33<br/>2021 - 28<br/>2027 – 0</p> <p>The following water bodies in Aberdeenshire are bad. Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn Forvie Burn, Tarty Burn, Foveran Burn, South Mundurno Burn, Faichfield Burn, Greenspeck Burn, Crichie Burn, Leeches Burn Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water -</p> | <p>No immediate change.</p> |  | <p><a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a></p> <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>Accessed 9/1/18</p> |
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|                                  |                              | lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn |                                                                                                                 |               |               |
| Overall water chemistry - Pass   | <b>Aberdeen</b><br>2016 – 33 | <b>Aberdeenshire</b><br>2016 - 209                                                                                                                                                | Increasing                                                                                                      | Same as above | Same as above |
| Overall water chemistry - fail   | <b>Aberdeen</b><br>2016 – 0  | <b>Aberdeenshire</b><br>2016 - 1                                                                                                                                                  | In Aberdeenshire only Potterton Burn has failed this test. In Aberdeen City no water body has failed this test. | Same as above | Same as above |
| Overall water ecology- High      | <b>Aberdeen</b><br>2016 – 3  | <b>Aberdeenshire</b><br>2016 - 14                                                                                                                                                 | Insufficient data available to determine the trend.                                                             | Same as above | Same as above |
| Overall water ecology - Good     | <b>Aberdeen</b><br>2016 – 1  | <b>Aberdeenshire</b><br>2016 - 83                                                                                                                                                 | Insufficient data available to determine the trend.                                                             | Same as above | Same as above |
| Overall water ecology - Moderate | <b>Aberdeen</b><br>2016 – 4  | <b>Aberdeenshire</b><br>2016 - 46                                                                                                                                                 | Insufficient data available to determine the trend.                                                             | Same as above | Same as above |
| Overall water ecology - Bad      | <b>Aberdeen</b><br>2016 – 4  | <b>Aberdeenshire</b><br>2016 - 33                                                                                                                                                 | Insufficient data available to determine the trend.                                                             | Same as above | Same as above |

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|  | <p>The following water bodies are bad in the City.<br/>         South Mundurno Burn, River Dee, Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p> | <p>In Aberdeenshire the following water bodies are bad.<br/>         Kessock Burn, Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield Burn, Greenspeck Burn<br/>         Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach</p> |  |  |  |
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|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------|---------------|
|                              |                                                                                                                                                                                                                                    | Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                     |               |               |
| Overall water ecology - Poor | <p><b>Aberdeen</b><br/>2016 – 6</p> <p>In the City the following water bodies are poor. Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p> | <p><b>Aberdeenshire</b><br/>2016 – 34</p> <p>In Aberdeenshire the following water bodies are poor. Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment,</p> | Insufficient data available to determine the trend. | Same as above | Same as above |

|                                    |                              |                                                                                                                                                                                                                                                                                                                               |                                                     |      |               |
|------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------|---------------|
|                                    |                              | Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg, Loch of Skene and Loch Kinord |                                                     |      |               |
| Overall water hydrology- High      | <b>Aberdeen</b><br>2016 – 10 | <b>Aberdeenshire</b><br>2016 - 161                                                                                                                                                                                                                                                                                            | Insufficient data available to determine the trend. | None | Same as above |
| Overall water hydrology - Good     | <b>Aberdeen</b><br>2016 – 2  | <b>Aberdeenshire</b><br>2016 - 23                                                                                                                                                                                                                                                                                             | Insufficient data available to determine the trend. | None | Same as above |
| Overall water hydrology - Moderate | <b>Aberdeen</b><br>2016 – 1  | <b>Aberdeenshire</b><br>2016 - 8                                                                                                                                                                                                                                                                                              | Insufficient data available to determine the trend. | None | Same as above |
| Overall water hydrology - Bad      | <b>Aberdeen</b><br>2016 – 0  | <b>Aberdeenshire</b><br>2016 - 0                                                                                                                                                                                                                                                                                              | Insufficient data available to determine the trend. | None | Same as above |

|                                                       |                             |                                   |                                                     |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------|-----------------------------|-----------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall water hydrology - Poor                        | <b>Aberdeen</b><br>2016 – 0 | <b>Aberdeenshire</b><br>2016 - 0  | Insufficient data available to determine the trend. | None                                                                                                                                                                                                                       | Same as above                                                                                                                                                                                                                                                                                                                                         |
| Overall Status of ground water<br><br><b>High</b>     | <b>Aberdeen</b><br>2016 - 0 | <b>Aberdeenshire</b><br>2016 - 0  | Insufficient data available to determine the trend. | Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of ground water<br><br><b>Good</b>     | <b>Aberdeen</b><br>2016 - 8 | <b>Aberdeenshire</b><br>2016 - 37 | Insufficient data available to determine the trend. | As above                                                                                                                                                                                                                   | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of ground water<br><br><b>Moderate</b> | <b>Aberdeen</b><br>2016 - 0 | <b>Aberdeenshire</b><br>2016 - 0  | Insufficient data available to determine the trend. | As above                                                                                                                                                                                                                   | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |



|                                               |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                   |                                                     |          |                                                                                                                                                                                                                                                                                                                                                       |
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| Overall Status of ground water<br><b>Poor</b> | <b>Aberdeen</b><br>2016 - 0<br><br>In Aberdeenshire, the following water bodies are poor: Cullen, St Cyrus, Montrose, Stonehaven, Drumlithie, Laurencekirk, Ellon, North Esk Sand and Gravel, South Esk Valley and Montrose Coastal. | <b>Aberdeenshire</b><br>2016 - 9                                                                                                                                                                                  | Insufficient data available to determine the trend. | As above | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of ground water<br><b>Bad</b>  | <b>Aberdeen</b><br>2016 - 0                                                                                                                                                                                                          | <b>Aberdeenshire</b><br>2016 - 0                                                                                                                                                                                  | Insufficient data available to determine the trend. | As above | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall water - ground water ecology - Bad    | <b>Aberdeen</b><br>2016 – 4<br><br>The following water bodies are bad in the City. South Mundurno Burn, River Dee, Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn                                             | <b>Aberdeenshire</b><br>2016 – 33<br><br>In Aberdeenshire the following water bodies are bad. Kessock Burn, Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of | Insufficient data available to determine trend.     | As above | Same as above                                                                                                                                                                                                                                                                                                                                         |

|                                             |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |          |               |
|---------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------|---------------|
|                                             |                             | <p>Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield Burn, Greenspeck Burn Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn</p> |                                                     |          |               |
| Overall water - ground water ecology - Poor | <b>Aberdeen</b><br>2016 – 6 | <b>Aberdeenshire</b><br>2016 - 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Insufficient data available to determine the trend. | As above | Same as above |

|  |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
|  | <p>In the City the following water bodies are poor. Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p> | <p>In Aberdeenshire the following water bodies are poor. Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confluence to tidal limit Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn, Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn, Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn,</p> |  |  |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|

|                                                            |                                                      |                                                                                                                                                                                                                     |                                                           |      |                                                                                                                                                                           |
|------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                            |                                                      | Esset Burn,<br>Leuchar Burn,<br>Water of Feugh -<br>lower catchment,<br>Beltie Burn, Dess<br>Burn - upper<br>stretch, River Muick<br>- Allt an Dubh Loch,<br>Loch of Strathbeg.<br>Loch of Skene and<br>Loch Kinord |                                                           |      |                                                                                                                                                                           |
| Overall water -<br>ground water<br>hydrology- High         | <b>Aberdeen</b><br>2016 – 10                         | <b>Aberdeenshire</b><br>2016 - 161                                                                                                                                                                                  | Insufficient data<br>available to determine<br>the trend. | None | Same as above                                                                                                                                                             |
| Overall water -<br>ground water<br>hydrology - Good        | <b>Aberdeen</b><br>2016 – 2                          | <b>Aberdeenshire</b><br>2016 - 23                                                                                                                                                                                   | Insufficient data<br>available to determine<br>the trend. | None | Same as above                                                                                                                                                             |
| Overall water -<br>ground water<br>hydrology -<br>Moderate | <b>Aberdeen</b><br>2016 – 1                          | <b>Aberdeenshire</b><br>2016 - 8                                                                                                                                                                                    | Insufficient data<br>available to determine<br>the trend. | None | Same as above                                                                                                                                                             |
| Overall water -<br>ground water<br>hydrology - Bad         | <b>Aberdeen</b><br>2016 – 0                          | <b>Aberdeenshire</b><br>2016 - 0                                                                                                                                                                                    | Insufficient data<br>available to determine<br>the trend. | None | Same as above                                                                                                                                                             |
| Overall water -<br>ground water<br>hydrology - Poor        | <b>Aberdeen</b><br>2016 – 0                          | <b>Aberdeenshire</b><br>2016 - 0                                                                                                                                                                                    | Insufficient data<br>available to determine<br>the trend. | None | Same as above                                                                                                                                                             |
| Water quality of<br>surface water<br><b>Good</b>           | <b>Aberdeen</b><br>2014 – 5<br>2021 – 8<br>2027 – 10 | <b>Aberdeenshire</b><br>2014 - 87<br>2021 - 111<br>2027 - 127                                                                                                                                                       | Forecast to increase.                                     | None | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a> |

|                                                   |                                                     |                                                             |                       |      |                                                                                                                                                                                                                                                                                                                                                       |
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|                                                   |                                                     |                                                             |                       |      | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18                                                                                                                                                                                  |
| Water quality of surface water<br><b>Moderate</b> | <b>Aberdeen</b><br>2014 – 7<br>2021 – 4<br>2027 – 3 | <b>Aberdeenshire</b><br>2014 - 52<br>2021 - 32<br>2027 - 19 | Forecast to decrease. | None | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Water quality of surface water<br><b>Poor</b>     | <b>Aberdeen</b><br>2014 – 1<br>2021 – 1<br>2027 – 0 | <b>Aberdeenshire</b><br>2014 - 9<br>2021 - 5<br>2027 - 2    | Forecast to decrease. | None | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Water quality of surface water<br><b>Bad</b>      | <b>Aberdeen</b><br>2014 – 0<br>2021 – 0<br>2027 – 0 | <b>Aberdeenshire</b><br>2014 - 0<br>2021 - 0<br>2027 - 0    | None                  | None | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |

|                                                         |                                                      |                                                               |                       |      |                                                                                                                                                                                                                                                                                                                                                     |
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| Physical conditions of surface water<br><b>High</b>     | <b>Aberdeen</b><br>2014 – 3<br>2021 – 3<br>2027 – 3  | <b>Aberdeenshire</b><br>2014 - 44<br>2021 - 44<br>2027 - 44   | None                  | None | <a href="https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Physical conditions of surface water<br><b>Good</b>     | <b>Aberdeen</b><br>2014 – 4<br>2021 – 8<br>2027 – 15 | <b>Aberdeenshire</b><br>2014 - 94<br>2021 - 102<br>2027 - 166 | Forecast to increase. | None | <a href="https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Physical conditions of surface water<br><b>Moderate</b> | <b>Aberdeen</b><br>2014 – 7<br>2021 – 4<br>2027 – 3  | <b>Aberdeenshire</b><br>2014 - 52<br>2021 - 32<br>2027 - 19   | Forecast to decrease. | None | <a href="https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Physical conditions of surface water<br><b>Poor</b>     | <b>Aberdeen</b><br>2014 – 2<br>2021 – 1<br>2027 – 0  | <b>Aberdeenshire</b><br>2014 - 27<br>2021 - 15<br>2027 - 0    | Forecast to decrease. | None | <a href="https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/or-environment/water/scotland-s-freshwater/</a>                                                                                                                                                                             |

|                                                        |                                                     |                                                            |                       |      |                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------|-----------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        |                                                     |                                                            |                       |      | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18                                                                                                                                                                                  |
| Physical conditions of surface water<br><br><b>Bad</b> | <b>Aberdeen</b><br>2014 – 4<br>2021 – 2<br>2027 – 0 | <b>Aberdeenshire</b><br>2014 - 33<br>2021 - 28<br>2027 - 0 | Forecast to decrease. | None | <a href="https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/">https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</a><br><br><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18 |
| Overall Status of ground water                         | <b>No data</b>                                      | <b>No data</b>                                             | None                  | None | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18                                                                                                                                                                                  |
| Water quality of ground water                          | <b>No data</b>                                      | <b>No data</b>                                             | None                  | None | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18                                                                                                                                                                                  |
| Physical conditions of ground water                    | <b>No data</b>                                      | <b>No data</b>                                             | None                  | None | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>Accessed 9/1/18                                                                                                                                                                                  |

## Appendix 3.4 Soil

| SEA Indicator                            | Quantified information     | Comparators and targets                                                                                                                                                       | Trends                                                                                                         | Issues/constraints                                                               | Data source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SNH Geological Conservation Review Sites | <b>Aberdeen</b><br>2018: 1 | <b>Aberdeenshire</b><br>2018: 31                                                                                                                                              | Insufficient data available to determine the trend.                                                            | Potential loss or erosion through permanent development.                         | SNH Dataset. Accessed 02/07/18.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Land contamination                       | <b>Aberdeen</b><br>None    | <b>Aberdeenshire</b><br>4 statutorily identified contaminated sites<br><br>no statutorily identified contaminated sites in Aberdeen<br><br>900 potentially contaminated sites | Legal regime is in place to deal with contaminated sites therefore this position should improve in the future. | Contaminated land places financial and technological constraints on development. | Aberdeen City Council Contaminated Land Strategy August 2016 (Online) Available at <a href="https://www.aberdeencity.gov.uk/sites/aberdeen-cms/files/2017-12/Contaminated%20Land%20Inspection%20Strategy.pdf">https://www.aberdeencity.gov.uk/sites/aberdeen-cms/files/2017-12/Contaminated%20Land%20Inspection%20Strategy.pdf</a> Accessed 9/1/18<br><br>Aberdeenshire Council (2011) Public Register of Contaminated Land (online) Available at <a href="http://www.aberdeenshire.gov.uk/media/17044/public-register-of-contaminated-land-index-nov11.pdf">http://www.aberdeenshire.gov.uk/media/17044/public-register-of-contaminated-land-index-nov11.pdf</a> Accessed 9/1/18<br><br><a href="https://www.sepa.org.uk/regulations/land/contaminated-land/local-authority-contaminated-land-support/">https://www.sepa.org.uk/regulations/land/contaminated-land/local-authority-contaminated-land-support/</a> Accessed 9/1/18 |



|                                           |                                                                          |                                                                                                                                                 |                                                                                                                                                                                        |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Prime agricultural land (Grades 1 to 3.1) | <b>Aberdeen</b><br>contains very little prime agricultural land (300ha). | <b>Aberdeenshire</b><br>prime agricultural land is concentrated in central and southern Aberdeenshire. Grade 2 near Laurencekirk (approx 950ha) | Climate change could increase the level of prime agricultural land in Scotland, however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites. | Potential impacts of climate may constrain prime agricultural land available in the future.<br><br>Prime agricultural land may require further protection from development as demand for development rises and as land for food production rises. | Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture <a href="http://www.scotland.gov.uk/Publications/2005/06/2290402/05121">http://www.scotland.gov.uk/Publications/2005/06/2290402/05121</a><br><br>Scottish Government (2009): The Scottish Soil Framework <a href="http://www.scotland.gov.uk/Publications/2009/05/20145602/6">http://www.scotland.gov.uk/Publications/2009/05/20145602/6</a> |
| Municipal Waste generated                 | <b>Aberdeen</b><br>2013 – 94,117<br>2014 – 96,130<br>2016 – 96,123       | <b>Aberdeenshire</b><br>2013 – 131,811<br>2014 – 131,390<br>2016 – 131,863                                                                      | Falling and rising                                                                                                                                                                     | Human attitudes are very hard to change but education has to increase                                                                                                                                                                             | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a> (Online)                                                            |
| Rate (kg/person)                          | <b>Aberdeen</b><br>2013 - 414<br>2014 – 420<br>2016 – 418                | <b>Aberdeenshire</b><br>2013 - 527<br>2014 – 504<br>2016 - 503                                                                                  | Falling and rising                                                                                                                                                                     | Human attitudes are very hard to change but education has to increase                                                                                                                                                                             | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a> (Online) Accessed 9/1/18                                                       |
| Municipal Waste recycled (tonnes)         | <b>Aberdeen</b><br>2013 – 34,956<br>2014 – 36,742<br>2016 – 37,498       | <b>Aberdeenshire</b><br>2013 – 47,220<br>2014 – 52,479<br>2016 – 57,305                                                                         | Falling and rising                                                                                                                                                                     | Human attitudes are very hard to change but education has to increase                                                                                                                                                                             | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a> (Online) Accessed 9/1/18                                                   |
| Rate %                                    | <b>Aberdeen</b><br>2013 – 37.27<br>2014 - 37.14<br>2016 – 39.01          | <b>Aberdeenshire</b><br>2013 – 35.55<br>2014 - 35.82<br>2016 – 43.46                                                                            | Slowly rising                                                                                                                                                                          | Human attitudes are very hard to change but education has to increase                                                                                                                                                                             | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a>                                                                                                                                                                                                                                                           |

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|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |                                                                                                                                                                               |                                                                                                      |                                                                                                                                              |                                                                                                               | <a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a><br>(Online) Accessed 9/1/18                                                                                                                                                                     |
| Household waste landfilled | <b>Aberdeen</b><br>2013 – 59,051<br>2014 – 59,034<br>2016 – 58,021                                                                                                            | <b>Aberdeenshire</b><br>2013 – 84,421<br>2014 – 78,734<br>2016 – 72,995                              | Falling                                                                                                                                      | Human attitudes are very hard to change but education has to increase                                         | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a><br>(Online) Accessed 9/1/18 |
| Rate %                     | <b>Aberdeen</b><br>2013 – 62.72<br>2014 - 62.74<br>2016 – 60.36                                                                                                               | <b>Aberdeenshire</b><br>2013 – 64.45<br>2014 - 64.05<br>2016 – 55.36                                 | Falling and rising                                                                                                                           | Human attitudes are very hard to change but education has to increase                                         | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a><br>(Online) Accessed 9/1/18 |
| Waste other diversion      | <b>Aberdeen</b><br>2013 - 109<br>2014 – 354<br>2016 - 604                                                                                                                     | <b>Aberdeenshire</b><br>2013 - 170<br>2014 – 177<br>2016 - 1564                                      | Rising                                                                                                                                       | Human attitudes are very hard to change but education has to increase                                         | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a><br>(Online) Accessed 9/1/18 |
| Rate %                     | <b>Aberdeen</b><br>2013 – 0.12<br>2014 - 0.12<br>2016 – 0.63<br>2016 – 1.19                                                                                                   | <b>Aberdeenshire</b><br>2013 - 0<br>2014 – 0.13                                                      | Slowly rising                                                                                                                                | Human attitudes are very hard to change but education has to increase                                         | <a href="http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/">www.environment.scotland.gov.uk/get-interactive/data/household-waste/</a><br><a href="https://www.environment.gov.scot/data-analysis-applications/household-waste/">https://www.environment.gov.scot/data-analysis-applications/household-waste/</a><br>(Online) Accessed 9/1/18 |
| Peat soils                 | 4 types of peaty soils <ul style="list-style-type: none"> <li>• Blanket peat</li> <li>• Peaty podsols</li> <li>• Peaty gleys</li> <li>• Organic soils rich in peat</li> </ul> | With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils | <b>Blanket peat</b> is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region | Because of the relationship between peat and climate change development must be directed away from peat soils | <a href="http://www.macaulay.ac.uk">www.macaulay.ac.uk</a><br><a href="http://gateway.snh.gov.uk/natural-spaces/dataset.jsp?dsid=PEAT">http://gateway.snh.gov.uk/natural-spaces/dataset.jsp?dsid=PEAT</a><br>Online (Accessed 9/1/18)                                                                                                                                   |

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|  |  |  | <p><b>Peaty podzol</b> is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p><b>Peaty gleys</b> is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p><b>Organic soils rich in peat</b> is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> |  |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

## Appendix 3.5 Biodiversity, Flora and Fauna

| SEA Indicator           | Quantified information                       | Comparators and targets | Trends                                              | Issues/ constraints | Data source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|----------------------------------------------|-------------------------|-----------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Over               | <u>Aberdeenshire</u>                         |                         |                                                     |                     | <p>Land Use Change Issues and Opportunities for Aberdeenshire (January 2015) (online) Available at <a href="https://www.aberdeenshire.gov.uk/media/20170/aberdeenshire-land-use-strategy-pilot-overview-report-full.pdf">https://www.aberdeenshire.gov.uk/media/20170/aberdeenshire-land-use-strategy-pilot-overview-report-full.pdf</a><br/>Accessed on 10 January 2018</p> <p>Countryside Survey's Land Cover Map 2007 (LCM2007) (online) Available at <a href="https://www.ceh.ac.uk/sites/default/files/LCM2007%20dataset%20documentation.pdf">https://www.ceh.ac.uk/sites/default/files/LCM2007%20dataset%20documentation.pdf</a><br/>Accessed on 10 January 2018</p> <p>Centre for Ecology and Hydrology Land Cover Map, 2015 (online). Available at: <a href="https://catalogue.ceh.ac.uk/eidc/documents?facet=topic%257C0%252FLand+cover%252F">https://catalogue.ceh.ac.uk/eidc/documents?facet=topic%257C0%252FLand+cover%252F</a><br/>Accessed 12 December 2018</p> |
| Broad leaf woodland (%) | 2015 – 4<br>2018 – No information available  | No comparators          | Insufficient data available to determine the trend. | None                | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Coniferous woodland (%) | 2015 – 11<br>2018 – No information available | No comparators          | Insufficient data available to determine the trend. | None                | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Arable (%)              | 2015 – 26<br>2018 – No information available | No comparators          | Insufficient data available to determine the trend. | None                | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                                                   |                                              |                                                                                                                                                                                  |                                                     |                                                           |                                                                                                                                    |
|-----------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Improved grassland (%)                                                            | 2015 – 23<br>2018 – No information available | No comparators                                                                                                                                                                   | Insufficient data available to determine the trend. | None                                                      | Same as above                                                                                                                      |
| Rough and semi-natural grassland (%)                                              | 2015 – 8<br>2018 – No information available  | No comparators                                                                                                                                                                   | Insufficient data available to determine the trend. | None                                                      | Same as above                                                                                                                      |
| Water and wetland (%)                                                             | 2015 – 3<br>2018 – No information available  | No comparators                                                                                                                                                                   | Insufficient data available to determine the trend. | None                                                      | Same as above                                                                                                                      |
| Heather moorland (%)                                                              | 2015 – 14<br>2018 – No information available | No comparators                                                                                                                                                                   | Insufficient data available to determine the trend. | None                                                      | Same as above                                                                                                                      |
| Montane and bare land (%)                                                         | 2015 – 9<br>2018 – No information available  | No comparators                                                                                                                                                                   | Insufficient data available to determine the trend. | None                                                      | Same as above                                                                                                                      |
| Urban and sub-urban (%)                                                           | 2015 – 2<br>2018 – No information available  | No comparators                                                                                                                                                                   | Insufficient data available to determine the trend. | None                                                      | Same as above                                                                                                                      |
| International natural heritage designations (Ramsar)                              | <u>Aberdeen City</u> sites – 0 hectares - 0  | <u>Aberdeenshire</u> – 4 sites namely: Loch of Skene, Loch of Strathbeg, Muir of Dinnet and Ythan Estuary and Meikle Loch<br><br>2009 – 1239 hectares<br>2018 – 1208.61 hectares | No trend                                            | New development has the potential to put pressure on site | SNHi accessed in July 2018 <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> |
| International natural heritage designations (Special Areas of Conservation (SAC)) | <u>Aberdeen City</u> site – 1 hectare - 155  | <u>Aberdeenshire</u> – sites – 12 Hectares – 5545                                                                                                                                | No trend                                            | New development has the potential to put pressure on site | SNHi accessed in July 2018 <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> |

|                                                                                      |                                                                                                                              |                                                              |          |                                                           |                                                                                                                                                            |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| International natural heritage designations (Special Protection Areas (SPA))         | <u>Aberdeen City</u><br>site – 1<br>hectare – 60.51<br><br>Ythan Estuary, Sands of Forvie and Meikle Loch (extension) (pSPA) | <u>Aberdeenshire</u> –<br>sites – 9<br>Hectares – 2227       | No trend | New development has the potential to put pressure on site | SNHi accessed in July 2018<br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a>                      |
| National natural heritage designations - Sites of Special Scientific Interest (SSSI) | <u>Aberdeen City</u><br>2018: site – 4<br>hectare - 47                                                                       | <u>Aberdeenshire</u> –<br>sites – 85<br>Hectares - 15,655    | No trend | New development has the potential to put pressure on site | SNHi accessed in July 2018<br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a>                      |
| National natural heritage designations National Nature Reserve (NNR)                 | <u>Aberdeen City</u><br>site – 0<br>hectare - 0                                                                              | <u>Aberdeenshire</u> –<br>sites – 7<br>Hectares - 1072       | No trend | New development has the potential to put pressure on site | SNHi accessed in July 2018<br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a>                      |
| Local Nature Conservation Sites (LNCS)                                               | <u>Aberdeen City</u><br>site – 16                                                                                            | <u>Aberdeenshire</u> –<br>sites – 79                         | No trend | New development has the potential to put pressure on site | Aberdeenshire Council internal data                                                                                                                        |
| Local natural heritage designations - Scottish Wildlife Trust Reserves               | <u>Aberdeen City</u><br>site – 0<br>hectare – N/A                                                                            | <u>Aberdeenshire</u> –<br>sites – 4<br>Hectares – N/A        | No trend | New development has the potential to put pressure on site | Aberdeenshire Council internal data                                                                                                                        |
| Local natural heritage designations - RSPB Reserves                                  | <u>Aberdeen City</u><br>site – 0<br>hectare – N/A                                                                            | <u>Aberdeenshire</u> –<br>sites – 3<br>Hectares – N/A        | No trend | New development has the potential to put pressure on site | Aberdeenshire Council internal data                                                                                                                        |
| Local natural heritage designations - Ancient Woodland                               | <u>Aberdeen City</u><br>site – 140<br>hectare – N/A                                                                          | <u>Aberdeenshire</u> –<br>sites – 2,584<br>Hectares - 45,000 | No trend | New development has the potential to put pressure on site | SNH, <i>SNHi</i><br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a><br><br><i>Source: SNH 2009</i> |

|                                                                                          |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                             |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Country Park                                                                             | Aberdeen City<br>0                                                                                                                                                                                                                                                                                     | Aberdeenshire<br>4 sites                                                                                                                                                                                                                    | No trend                                                                                                                                                                      | New development has the potential to put pressure on site                                                                                                                                                                                                                                                                                                                      | SNHi accessed July 2018<br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> |
| Area Covered by S.49 Agreement                                                           | Aberdeen City<br>0                                                                                                                                                                                                                                                                                     | Aberdeenshire<br>2 sites                                                                                                                                                                                                                    | No trend                                                                                                                                                                      | New development has the potential to put pressure on site                                                                                                                                                                                                                                                                                                                      | SNHi accessed July 2018<br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> |
| Local Nature Reserve                                                                     | Aberdeen City<br>4 sites                                                                                                                                                                                                                                                                               | Aberdeenshire<br>2 sites                                                                                                                                                                                                                    | No trend                                                                                                                                                                      | New development has the potential to put pressure on site                                                                                                                                                                                                                                                                                                                      | SNHi accessed July 2018<br><a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> |
| Quality and availability of public open space in urban and rural areas                   | The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating | Data for Aberdeenshire Councils Open Space Audit was not available.                                                                                                                                                                         | The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas. | Development pressure to build on urban open spaces.<br><br>Revised standards for open space could encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments. This detail is likely to be taken forward through the local development plan and supplementary guidance. | Aberdeen City Council (2010) Open Space Audit                                                                                      |
| How "Protection of nature conservation sites" Policy is applied to Planning Applications | Aberdeen City<br>0                                                                                                                                                                                                                                                                                     | <b>Aberdeenshire Applications Received</b><br><ul style="list-style-type: none"> <li>• 06/12-10/12 – 0</li> <li>• 10/12- 06/13- 20</li> </ul> <b>No of Approvals</b><br><ul style="list-style-type: none"> <li>• 06/12-10/12 – 0</li> </ul> | Number of applications have increased                                                                                                                                         | Applications with LSE are being refused while applications consistent with safeguards are being approved                                                                                                                                                                                                                                                                       | Aberdeenshire Council Monitoring Statement                                                                                         |

|                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                           |                                       |                                                                                                          |                                            |
|--------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------|
|                                                                                                        |                | <ul style="list-style-type: none"> <li>• 10/12- 06/13- 16</li> </ul> <b>No of Refusals</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 0</li> <li>• 10/12- 06/13- 4</li> </ul>                                                                                                                                                                                                 |                                       |                                                                                                          |                                            |
| How “Protection of the wider biodiversity and geodiversity” Policy is applied to Planning Applications | <b>No data</b> | <b>Aberdeenshire Applications Received</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 13</li> <li>• 0/12- 06/13- 241</li> </ul> <b>No of Approvals</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 9</li> <li>• 10/12- 06/13- 209</li> </ul> <b>No of Refusals</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 4</li> <li>• 10/12- 06/13- 33</li> </ul> | Number of applications have increased | Applications with LSE are being refused while applications consistent with safeguards are being approved | Aberdeenshire Council Monitoring Statement |
| How “Protection and conservation of agricultural land” Policy is applied to Planning Applications      | <b>No data</b> | <b>Aberdeenshire Applications Received</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 1</li> <li>• 10/12- 06/13- 30</li> </ul> <b>No of Approvals</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 1</li> <li>• 10/12- 06/13- 26</li> </ul> <b>No of Refusals</b> <ul style="list-style-type: none"> <li>• 06/12-10/12 – 0</li> <li>• 10/12- 06/13- 4</li> </ul>    | Number of applications have increased | Applications with LSE are being refused while applications consistent with safeguards are being approved | Aberdeenshire Council Monitoring Statement |



## Appendix 3.6 Human Health

| SEA Indicator                    | Quantified information                                                                                                                                                                                                                                                                                     | Comparators and targets                                                                                                                                                                                                                                                                                     | Trends                                                                                                                                                                                                                  | Issues/ constraints                                                                                                              | Data source(s)                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Life expectancy at birth (years) | <p><b>Aberdeen</b></p> <p>Male</p> <ul style="list-style-type: none"> <li>• 2002-2004 – 74.4</li> <li>• 2012-2014 – 76.8</li> <li>• 2014-2016 - 76.4</li> </ul> <p>Female</p> <ul style="list-style-type: none"> <li>• 2002-2004 – 79.9</li> <li>• 2012-2014 – 80.1</li> <li>• 2014-2016 – 80.8</li> </ul> | <p><b>Aberdeenshire:</b></p> <p>Male</p> <ul style="list-style-type: none"> <li>• 2002-2004 -79.4</li> <li>• 2012-2014 -76.3</li> <li>• 2014-2016 – 79.2</li> </ul> <p>Female</p> <ul style="list-style-type: none"> <li>• 2002-2004 -80.8</li> <li>• 2012-2014 -82.3</li> <li>• 2014-2016 -82.4</li> </ul> | Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. The Shire is faring much better than the City. In both the City and the Shire female life expectancy is much higher | Increasing life expectancy has longer-term cost implications for local authorities for service provisions for ageing population. | <p>National Records of Scotland (2018). <i>Life Expectancy for areas in Scotland</i>, [Online] Available at <a href="https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/life-expectancy/life-expectancy-in-scottish-areas">https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/life-expectancy/life-expectancy-in-scottish-areas</a></p> <p>Accessed 10/1/18</p> |
| Life expectancy at 65 years      | <p><b>Aberdeen</b></p> <p>Male</p> <ul style="list-style-type: none"> <li>• 2012-2014 – 18.4</li> <li>• 2014-2016 – 16.9</li> </ul> <p>Female</p> <ul style="list-style-type: none"> <li>• 2012-2014 – 20.2</li> <li>• 2014-2016 – 19.7</li> </ul>                                                         | <p><b>Aberdeenshire</b></p> <p>Male</p> <ul style="list-style-type: none"> <li>• 2012-2014 –17.1</li> <li>• 2014-2016 - 18.3</li> </ul> <p>Female</p> <ul style="list-style-type: none"> <li>• 2012-2014 – 18.5</li> <li>• 2014-2016 – 20.3</li> </ul>                                                      | No trend                                                                                                                                                                                                                | Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.                     | Same as above                                                                                                                                                                                                                                                                                                                                                                                                               |
| Care home place for Adults       | <p><b>Aberdeen</b></p> <p>2012 -2,036</p> <p>2015 - 1,769</p>                                                                                                                                                                                                                                              | <p><b>Aberdeenshire</b></p> <p>2012- 2,061</p> <p>2015 - 2,129</p>                                                                                                                                                                                                                                          | No significant trend                                                                                                                                                                                                    | Ageing population and disability will put pressure on resources                                                                  | <p>Aberdeen City Council (2016) Behind the Granite: Aberdeen Key Facts 2016 Available <a href="http://www.aberdeencity.gov.uk/tourism_visitor_attractions/tourists_visitors/statistics/BTG_2016_Care_and_Protection.aspx">http://www.aberdeencity.gov.uk/tourism_visitor_attractions/tourists_visitors/statistics/BTG_2016_Care_and_Protection.aspx</a></p> <p>Accessed 11/7/16</p>                                         |

|                                                      |                                                                                                                   |                                                                                                                      |                                                                                                                        |                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Children looked after by LA                          | <b>Aberdeen</b><br>2010 -690<br>2011- 642<br>2014 – 577                                                           | <b>Aberdeenshire</b><br>2010 -496<br>2011- 498<br>2014 – 403                                                         | Things are improving in the City and the Shire                                                                         | Pressure on Government and LA resources                                                                     | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Children on child protection register                | <b>Aberdeen</b><br>2009 - 180<br>2010 - 119<br>2011- 96<br>2014 - 73                                              | <b>Aberdeenshire</b><br>2009 - 81<br>2010 -51<br>2011- 68<br>2014 – 68                                               | Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011   | Pressure on Government and LA resources                                                                     | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| All crimes recorded by police                        | <b>Aberdeen</b><br>2013/14 - 15,390<br>2014/15- 13,912                                                            | <b>Aberdeenshire</b><br>2013/14 - 6,836<br>2014/15- 5,681                                                            | Things are improving                                                                                                   | Crime and fear of crime can affect people's quality of life                                                 | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Fuel poor                                            | <b>Aberdeen</b><br>2009-11- 23%<br>2012-14 - 29%                                                                  | <b>Aberdeenshire</b><br>2009-11 -35%<br>2012-14 - 39%                                                                | Things are worsening                                                                                                   | Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Income support                                       | <b>Aberdeen</b><br>Feb 2012 -4,420<br>Feb 2015 - 1,770                                                            | <b>Aberdeenshire</b><br>Feb 2012 -2,980<br>Feb 2015- 1,310                                                           | No trend collected                                                                                                     | Pressure on Government and LA resources                                                                     | Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Unemployment benefit claimants<br><b>Figures (%)</b> | <b>Aberdeen</b><br>1/2015 - 1,635 (1.0)<br>1/2016 - 2,710 (1.7)<br>5/2016 – 3,405 (1.5)<br>11/2017 – 3,160 ((2.0) | <b>Aberdeenshire</b><br>1/2015 - 1,080 (0.7)<br>1/2016 - 2,025 (1.2)<br>5/2016 – 2,470 (1.5)<br>11/2017 1, 965 (1.2) | Rising in Aberdeen City and the Shire but begins to fall by November 2017. The figures are lower than Scottish average | The down turn in the oil market may be the cause of rising unemployment                                     | <a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp">https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp</a><br><br><a href="https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempoc">https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempoc</a><br><br><a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157406/printable.aspx">https://www.nomisweb.co.uk/reports/lmp/la/1946157406/printable.aspx</a><br><br>Accessed 10/1/18 |

|                                                      |                                                              |                                                                    |                                                          |                                         |                                                                                                                                                                                              |
|------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Most deprived data zones – SIMD in most deprived 15% | <b>Aberdeen</b><br>2009 - 28<br>2012 – 22<br>2016 - No data  | <b>Aberdeenshire</b><br>2009 - 5<br>2012 – 5<br>2016 - No data     | Falling                                                  | Pressure on Government and LA resources | Aberdeen City Council (2016)<br>Behind the Granite<br>Aberdeen City Key Facts<br>2016                                                                                                        |
| Incapacity benefit                                   | <b>Aberdeen</b><br>2012– 4,840<br>2015 – 230<br>2016 – 8,620 | <b>Aberdeenshire</b><br>2012 – 3,810<br>2015 – 230<br>2016 – 7,040 | Not clear<br><br>2016 is for ESA and incapacity benefits | Pressure on Government and LA resources | <a href="https://www.nomisweb.co.uk/reports/imp/gor/2013265931/report.aspx#tabempoc">https://www.nomisweb.co.uk/reports/imp/gor/2013265931/report.aspx#tabempoc</a><br>c<br>Accessed 10/1/18 |

## Appendix 3.7 Population

| SEA Indicator                         | Quantified information                                                                                                                                                                                                                         | Comparators and Trends                                                                                                                                                                                                                              | Issues/constraints                                                                                                           | Data source(s)                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Population Projection 2016-based      | <b>Aberdeen</b> <ul style="list-style-type: none"> <li>• 2016 - 229,840</li> <li>• 2017 – 231,248</li> <li>• 2018 – 232,557</li> <li>• 2019 – 233,521</li> <li>• 2021 - 234,884</li> <li>• 2026 - 237,169</li> <li>• 2031 - 239,548</li> </ul> | <b>Aberdeenshire</b> <ul style="list-style-type: none"> <li>• 2016 – 262,190</li> <li>• 2017 – 264,047</li> <li>• 2018 – 266,078</li> <li>• 2019 – 268,163</li> <li>• 2021 - 272,019</li> <li>• 2026 - 273,956</li> <li>• 2031 - 287,442</li> </ul> | The projections show increasing population in the City and the Shire                                                         | It has implication for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources | National Records of Scotland (2018). Population Projections for Scottish Areas (2016-based) (Online) Available at <a href="https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2016-based">https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2016-based</a> Accessed 2/7/18 |
| Household projections (based on 2014) | <b>Aberdeen</b> <ul style="list-style-type: none"> <li>• 2014 – 105,287</li> <li>• 2019 – 109,846</li> <li>• 2024 – 114,880</li> <li>• 2029 – 119,987</li> <li>• 2034 – 130,370</li> </ul>                                                     | <b>Aberdeenshire</b> <ul style="list-style-type: none"> <li>• 2014 – 108,381</li> <li>• 2019 – 114,391</li> <li>• 2024 – 120,276</li> <li>• 2029 – 125,814</li> <li>• 2034 – 130,761</li> </ul>                                                     | The projections show increasing households in the City and the Shire                                                         | Same as above                                                                                                                                                          | National Records of Scotland (2018). Household Projections for Scottish Areas (2014-based) (Online) Available at <a href="https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections">https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections</a> Accessed 2/7/18                                                                                                  |
| Average Household size                | <b>Aberdeen</b> <ul style="list-style-type: none"> <li>• 2013 – 2.08</li> <li>• 2014 – 2.09</li> <li>• 2015 – 2.10</li> <li>• 2016 – 2.07</li> <li>• 2017 – 2.04</li> </ul>                                                                    | <b>Aberdeenshire</b> <ul style="list-style-type: none"> <li>• 2013 – 2.38</li> <li>• 2014 – 2.38</li> <li>• 2015 – 2.37</li> <li>• 2016 - 2.35</li> <li>• 2017 – 2.34</li> </ul> <b>Scotland</b><br>2017 – 2.16                                     | The projections show falling household size in the City and the Shire. However, Aberdeenshire is above the Scottish average. | Same as above                                                                                                                                                          | National Records of Scotland (2018). Estimates of Households and Dwellings in Scotland, 2017 (Online) Available at <a href="https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2017">https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2017</a> Accessed on 2/7/18                                                                                       |

|                      |                                                                                                                                                                                                                   |                                                                                                                                                                                                                         |                                                                                                                                                                                |                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Population Change    | <p><b>Aberdeen</b><br/>2014 – 228,920<br/>2015 – 230,350<br/>2016 - 229,840</p> <p><b>Change</b><br/>% change (2014-15)<br/>0.6%<br/>% change (2015-16) -<br/>0.22%<br/>Change projected for<br/>2019 (3.8%)</p>  | <p><b>Aberdeenshire</b><br/>2014 – 260,530<br/>2015 - 261,960<br/>2016 - 262,190</p> <p><b>Change</b><br/>% change (2014-15)<br/>0.5%<br/>% change (2015-16) -<br/>0.09%<br/>% change projected for<br/>2019 (4.1%)</p> | Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire's 20,660 addition | Components of population change by administrative area,                                                                                                  | <p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at:<br/><a href="http://www.aberdeencity.gov.uk/nmsru/ntime/saveasdialog.asp?IID=71874&amp;slD=3365">http://www.aberdeencity.gov.uk/nmsru/ntime/saveasdialog.asp?IID=71874&amp;slD=3365</a></p> <p><a href="https://www.nrscotland.gov.uk/files//statistics/population-estimates/mid-year-2016/16mype-cahb.pdf">https://www.nrscotland.gov.uk/files//statistics/population-estimates/mid-year-2016/16mype-cahb.pdf</a><br/>Accessed 15/1/18</p>    |
| Population Structure | <p><b>Aberdeen</b></p> <ul style="list-style-type: none"> <li>• 00-15 -14.7%</li> <li>• 16-24 – 14.4%</li> <li>• 25-44 – 32.3%</li> <li>• 45-64 - 23.7%</li> <li>• 65+ - 14.9%</li> <li>•</li> </ul>              | <p><b>Aberdeenshire</b></p> <ul style="list-style-type: none"> <li>• 00-15 -18.7%</li> <li>• 16-24 – 9.7%</li> <li>• 25-44 – 25.1%</li> <li>• 45-64 – 28.8%</li> <li>• 65+ - 17.8%</li> </ul>                           | A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.                             | A large proportion of working age population means large future pensionable and ageing population.                                                       | <p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at:<br/><a href="http://www.aberdeencity.gov.uk/nmsru/ntime/saveasdialog.asp?IID=71874&amp;slD=3365">http://www.aberdeencity.gov.uk/nmsru/ntime/saveasdialog.asp?IID=71874&amp;slD=3365</a></p>                                                                                                                                                                                                                                                    |
| Population density   | <p><b>Aberdeen</b></p> <ul style="list-style-type: none"> <li>• Area – 186 Km2</li> <li>• 2012 – 1,187</li> <li>• 2015 – 1,242</li> <li>• 2016 – 1,250</li> <li>• 2017 – 1,259</li> <li>• 2018 – 1,268</li> </ul> | <p><b>Aberdeenshire</b></p> <ul style="list-style-type: none"> <li>• Area – 6313km2</li> <li>• 2015 - 41</li> <li>• 2016 – 41.9</li> <li>• 2017 – 42.3</li> <li>• 2018 – 42.6</li> </ul>                                | The density is higher in the city than the shire<br>Both densities have risen over time                                                                                        | There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City | <p>Computed from</p> <p>National Records of Scotland (2018). Population Projections for Scottish Areas (2014-based) (Online) Available at<br/><a href="https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2014-based/detailed-tables">https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2014-based/detailed-tables</a><br/>Accessed 10/1/18</p> |

## Appendix 3.8 Cultural Heritage

| SEA Indicator                             | Quantified information                                                                                                              | using this column for figures for Jan 2018                                                                                                                                    | Trends                                              | Issues/constraints                                                                                    | Data source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Listed buildings                          | <b>Aberdeen City</b><br>Listed buildings<br><ul style="list-style-type: none"> <li>• 2013– 1,215</li> <li>• 2018 – 1,220</li> </ul> | <b>Aberdeenshire</b><br><ul style="list-style-type: none"> <li>• 2013– 3,715</li> <li>• 2017 – 3,775</li> <li>• 2018 – 3,776</li> </ul>                                       | Increasing                                          | New development also has potential to maintain or enhance cultural sites                              | Aberdeen City and Shire LDPA (2009)<br><i>Aberdeen City and Shire Structure Plan Monitoring Report</i>                                                                                                                                                                                                                                                                                                                                                           |
| Listed buildings at risk                  | <b>Aberdeen City</b><br><ul style="list-style-type: none"> <li>• 2013 – 26</li> <li>• 2018 – 29</li> </ul>                          | <b>Aberdeenshire</b><br><ul style="list-style-type: none"> <li>• 2013– 228</li> <li>• 2018 – 268 (68 unlisted)</li> <li>•</li> </ul>                                          | Increasing                                          | New development also has potential to maintain or enhance cultural sites                              | Buildings at Risk (Register for Scotland)<br><a href="http://www.buildingsatrisk.org.uk">www.buildingsatrisk.org.uk</a>                                                                                                                                                                                                                                                                                                                                          |
| Conservation Areas                        | <b>Aberdeen City</b><br><ul style="list-style-type: none"> <li>• 2013 – 11</li> <li>• 2018 – 11</li> </ul>                          | <b>Aberdeenshire</b><br><ul style="list-style-type: none"> <li>• 2013 – 42</li> <li>• 2018 – 41 with another 14 proposed</li> </ul>                                           | Decrease but forecast increase in short-medium term | New development has the potential to put pressure on, or be constrained by, built and cultural sites. | Aberdeen City Council (online)<br><a href="https://aberdeencity.gov.uk/services/planning-and-building/conservation-areas">https://aberdeencity.gov.uk/services/planning-and-building/conservation-areas</a><br><br>Aberdeenshire Council (online)<br><a href="https://www.aberdeenshire.gov.uk/environment/built-heritage/what-is-a-conservation-area/#areas">https://www.aberdeenshire.gov.uk/environment/built-heritage/what-is-a-conservation-area/#areas</a> |
| Scheduled Monuments                       | <b>Aberdeen City</b><br><ul style="list-style-type: none"> <li>• 2016 – 45</li> <li>• 2018 - 45</li> </ul>                          | <b>Aberdeenshire</b><br><ul style="list-style-type: none"> <li>• 2016 – 552</li> <li>• 2017 – 552</li> <li>• 2018 – 553</li> </ul>                                            | No change                                           | New development has the potential to put pressure on, or be constrained by, built and cultural sites. | Historic Environment Scotland                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Archaeological Sites and Monuments Record | <b>Aberdeen City</b><br><ul style="list-style-type: none"> <li>• 2016 - 5,370</li> <li>• 2018 – 3,561</li> </ul>                    | <b>Aberdeenshire</b><br><ul style="list-style-type: none"> <li>• 2016 – 20,413</li> <li>• 2017 – 20,584</li> <li>• 2018 – 21, 237 (figure includes maritime sites)</li> </ul> | Rising in the Shire, falling in the City.           | New development has the potential to put pressure on, or be constrained by, built and cultural sites. | Aberdeenshire Council Archaeology Service – Historic Environment Records Database                                                                                                                                                                                                                                                                                                                                                                                |

|                                 |                                                                                                                           |                                                                                                                                                   |           |                                                                                                       |                                                                                                                                 |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Gardens and designed landscapes | <b>Aberdeen City</b> <ul style="list-style-type: none"> <li>• 2013 – 1</li> <li>• 2016 - 1</li> <li>• 2018 - 1</li> </ul> | <b>Aberdeenshire</b> <ul style="list-style-type: none"> <li>• 2013 – 27</li> <li>• 2016 – 34</li> <li>• 2017 – 34</li> <li>• 2018 – 28</li> </ul> | No change | New development has the potential to put pressure on, or be constrained by, built and cultural sites. | Historic Environment Scotland                                                                                                   |
| Battlefields                    | <b>Aberdeen City</b><br>None                                                                                              | <b>Aberdeenshire</b><br>Alford – 1,645<br>Barra – 1,308<br>Fyvie – 1,644<br>Harlaw – 1,411                                                        | No change | New development has the potential to put pressure on, or be constrained by, built and cultural sites. | <a href="https://portal.historicenvironment.scot/spatialdownloads">https://portal.historicenvironment.scot/spatialdownloads</a> |

## Appendix 3.9 Landscape

| SEA Indicator                                               | Quantified information                                                                                                                                                                                                                                                                                                                                                                         | Comparators and targets                                                                                                                                                                                                                                                               | Trends                                              | Issues/constraints                                                                                                                                                                                                                                                                                                                                                                                                  | Data source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape character                                         | In Aberdeen there are 27 landscape character areas.                                                                                                                                                                                                                                                                                                                                            | <p>There are 42 landscape character areas in Aberdeenshire, including 9 within the CNP.</p> <p>The four Landscape 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> | Insufficient data available to determine the trend. | <p>The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours).</p> <p>New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.</p> | <p>Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37.</p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75.</p> <p>Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80</p> <p>Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102.</p> |
| Landscape Devt in Energetica Framework Area (ALDP 01 Bus 5) | <p><b>Applications Received</b></p> <ul style="list-style-type: none"> <li>• 06/12-10/12 - 0</li> <li>• 10/12- 06/13 – 2</li> </ul> <p><b>No of Approvals</b></p> <ul style="list-style-type: none"> <li>• 06/12-10/12 - 0</li> <li>• 10/12- 06/13 - 2</li> </ul> <p><b>No of Refusals</b></p> <ul style="list-style-type: none"> <li>• 06/12-10/12 - 0</li> <li>• 10/12- 06/13 – 0</li> </ul> | No data                                                                                                                                                                                                                                                                               | No significant increase                             | No known constraint                                                                                                                                                                                                                                                                                                                                                                                                 | Aberdeenshire Council Monitoring Statement                                                                                                                                                                                                                                                                                                                                                                                                                                |



|                                                                                |                                                                                                                                   |                                                                                                                                                                                                                                      |                                             |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape<br>Layout, siting, and design<br>of new developments<br>ALDP 12 Isd2 | <b>Applications Received</b><br>29/02/12 upto<br>30/08/13 – 90<br><br><b>No of Approvals</b><br>78<br><b>No of Refusals</b><br>12 | <b>Applications Received</b><br>• 06/12-10/12 - 53<br>• 10/12- 06/13 -1296<br><b>No of Approvals</b><br>• 06/12-10/12 - 40<br>• 10/12- 06/13 - 1169<br><b>No of Refusals</b><br>• 06/12-10/12 -13<br>• 10/12- 06/13 - 127<br>No data | Significant<br>application of<br>policy     | There could be mixed<br>effect for landscape                                                                         | Aberdeenshire Council Monitoring<br>Statement<br><br>Aberdeen City Council Monitoring<br>Statement                                                                                                                                                                                                                                                                                           |
| How “Landscape<br>character” Policy is applied<br>to planning applications     | <b>Applications Received</b><br>29/02/12 upto<br>30/08/13 – 51<br><br><b>No of Approvals</b><br>42<br><b>No of Refusals</b><br>9  | <b>Applications Received</b><br>• 06/12-10/12 – 21<br>• 10/12- 06/13- 187<br><b>No of Approvals</b><br>• 06/12-10/12 – 13<br>• 10/12- 06/13- 130<br><b>No of Refusals</b><br>• 06/12-10/12 – 7<br>10/12- 06/13- 57                   | Number of<br>applications<br>have increased | Applications with LSE<br>are being refused while<br>applications consistent<br>with safeguards are<br>being approved | Aberdeenshire Council Monitoring<br>Statement<br><br>Aberdeen City Council Monitoring<br>Statement                                                                                                                                                                                                                                                                                           |
| How “Public open space”<br>Policy is applied to<br>Planning Applications       | <b>Applications Received</b><br>29/02/12 upto<br>30/08/13 - 5<br><br><b>No of Approvals</b><br>4<br><b>No of Refusals</b><br>1    | <b>Applications Received</b><br>• 06/12-10/12 – 9<br>• 10/12- 06/13- 31<br><b>No of Approvals</b><br>• 06/12-10/12 – 8<br>• 10/12- 06/13- 21<br><b>No of Refusals</b><br>• 06/12-10/12 – 1<br>• 10/12- 06/13- 10                     | Number of<br>applications<br>have increased | Applications with LSE<br>are being refused while<br>applications consistent<br>with safeguards are<br>being approved | Aberdeenshire Council Monitoring<br>Statement<br><br>Aberdeen City Council Monitoring<br>Statement                                                                                                                                                                                                                                                                                           |
| <b>Percentage<br/>Greenspace type<br/>(primary codes only)</b>                 | %                                                                                                                                 | %                                                                                                                                                                                                                                    | <b>Trend</b>                                | <b>Constraints/Issues</b>                                                                                            | <b>Greenspace Scotland (February 2018)<br/>The Third State of Scotland’s<br/>Greenspace Report (online) Available<br/>at<br/><a href="http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf">http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf</a></b> |

|                                       |    |    |          |               |               |
|---------------------------------------|----|----|----------|---------------|---------------|
| Public Park and Garden                | 8  | 1  | No Trend |               | Same as above |
| Private Garden                        | 27 | 28 | No Trend | Same as above | Same as above |
| School Grounds                        | 2  | 2  | No Trend | Same as above | Same as above |
| Institutional Grounds                 | 2  | 1  | No Trend | Same as above | Same as above |
| Amenity Residential or business       | 31 | 23 | No Trend | Same as above | Same as above |
| Play space                            | <1 | <1 | No Trend | Same as above | Same as above |
| Playing Fields                        | 2  | 2  | No Trend | Same as above | Same as above |
| Golf Course                           | 6  | 7  | No Trend | Same as above | Same as above |
| Tennis Course                         | <1 | <1 | No Trend | Same as above | Same as above |
| Bowling Green                         | <1 | <1 | No Trend | Same as above | Same as above |
| Other Sports facility                 | 2  | 1  | No Trend | Same as above | Same as above |
| Natural total                         | 14 | 31 | No Trend | Same as above | Same as above |
| Allotments or community growing space | <1 | <1 | No Trend | Same as above | Same as above |
| Religious grounds                     | <1 | <1 | No Trend | Same as above | Same as above |
| Cemetery                              | <1 | 1  | No Trend | Same as above | Same as above |
| Camping or caravan park               | <1 | <1 | No Trend | Same as above | Same as above |
| Land use changing                     | 5  | 3  | No Trend | Same as above | Same as above |

| Percentage Greenspace type (primary and secondary codes only) | %  | %  | Trend    | Constraints/Issues | Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at <a href="http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf">http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf</a> |
|---------------------------------------------------------------|----|----|----------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Park and Garden                                        | 8  | 1  | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Private Garden                                                | 27 | 27 | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| School Grounds                                                | 2  | 2  | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Institutional Grounds                                         | 2  | 1  | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Amenity Residential or business                               | 30 | 22 | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Play space                                                    | <1 | <1 | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Playing Fields                                                | 3  | 3  | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Golf Course                                                   | 6  | 7  | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Tennis Course                                                 | <1 | <1 | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Bowling Green                                                 | <1 | <1 | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Other Sports facility                                         | 2  | 1  | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |
| Natural total                                                 | 14 | 32 | No Trend | Same as above      | Same as above                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                    |          |          |              |                           |                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------|----------|----------|--------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allotments or community growing space                                              | <1       | <1       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Religious grounds                                                                  | <1       | <1       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Cemetery                                                                           | <1       | 1        | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Camping or caravan park                                                            | <1       | <1       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Land use changing                                                                  | 4        | 3        | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Summary Area<br/>Total of<br/>Greenspace types<br/>(primary codes<br/>only)</b> | <b>%</b> | <b>%</b> | <b>Trend</b> | <b>Constraints/Issues</b> | <b>Greenspace Scotland (February 2018)<br/>The Third State of Scotland's<br/>Greenspace Report (online) Available<br/>at<br/><a href="http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf">http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf</a></b> |
| Public Park and Garden                                                             | 492      | 59       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Private Garden                                                                     | 1,737    | 1,619    | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| School Grounds                                                                     | 146      | 130      | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Institutional Grounds                                                              | 133      | 65       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Amenity Residential or business                                                    | 1,960    | 1,357    | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Play space                                                                         | 14       | 16       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Playing Fields                                                                     | 124      | 91       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |

|                                                                                                      |          |          |              |                           |                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------|----------|----------|--------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Golf Course                                                                                          | 358      | 425      | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Tennis Course                                                                                        | 2        | 1        | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Bowling Green                                                                                        | 6        | 4        | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Other Sports facility                                                                                | 142      | 50       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Natural total                                                                                        | 874      | 1,804    | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Allotments or community growing space                                                                | 16       | 7        | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Religious grounds                                                                                    | 16       | 12       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Cemetery                                                                                             | 28       | 32       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Camping or caravan park                                                                              | 4        | 15       | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Land use changing                                                                                    | 286      | 169      | No Trend     | Same as above             | Same as above                                                                                                                                                                                                                                                                                                                                                                                |
| Total                                                                                                | 6,338    | 5,858    |              |                           |                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Summary Area<br/>Total of<br/>Greenspace types<br/>(primary and<br/>secondary codes<br/>only)</b> | <b>%</b> | <b>%</b> | <b>Trend</b> | <b>Constraints/Issues</b> | <b>Greenspace Scotland (February 2018)<br/>The Third State of Scotland's<br/>Greenspace Report (online) Available<br/>at<br/><a href="http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf">http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf</a></b> |

|                                       |       |       |          |               |               |
|---------------------------------------|-------|-------|----------|---------------|---------------|
| Public Park and Garden                | 492   | 59    | No Trend | Same as above | Same as above |
| Private Garden                        | 1,741 | 1,620 | No Trend | Same as above | Same as above |
| School Grounds                        | 146   | 130   | No Trend | Same as above | Same as above |
| Institutional Grounds                 | 138   | 68    | No Trend | Same as above | Same as above |
| Amenity Residential or business       | 1,969 | 1,360 | No Trend | Same as above | Same as above |
| Play space                            | 19    | 22    | No Trend | Same as above | Same as above |
| Playing Fields                        | 168   | 160   | No Trend | Same as above | Same as above |
| Golf Course                           | 358   | 425   | No Trend | Same as above | Same as above |
| Tennis Course                         | 5     | 2     | No Trend | Same as above | Same as above |
| Bowling Green                         | 9     | 5     | No Trend | Same as above | Same as above |
| Other Sports facility                 | 156   | 58    | No Trend | Same as above | Same as above |
| Natural total                         | 940   | 1,967 | No Trend | Same as above | Same as above |
| Allotments or community growing space | 16    | 7     | No Trend | Same as above | Same as above |
| Religious grounds                     | 16    | 12    | No Trend | Same as above | Same as above |
| Cemetery                              | 28    | 32    | No Trend | Same as above | Same as above |
| Camping or caravan park               | 4     | 16    | No Trend | Same as above | Same as above |

|                   |              |              |          |               |               |
|-------------------|--------------|--------------|----------|---------------|---------------|
| Land use changing | 286          | 169          | No Trend | Same as above | Same as above |
| Total             | <b>6,490</b> | <b>6,112</b> |          |               |               |

## Appendix 3.10 Material Assets

| SEA Indicator                     | Quantified information                                                                            | Comparators and Trends                                                                              | Issues/constraints                                                                                   | Data source(s)                                                                            |                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council tax Band D                | <b>Aberdeen</b><br>2011/12 - £1,230.<br>2016.17 - £1,230.<br>2017/18 - £1,230<br>2018/19 - £1,267 | <b>Aberdeenshire</b><br>2011/12 - £1,141<br>2016/17 - £1,141<br>2017/18 -£1,170<br>2018/19 - £1,205 | After several years of no change, charges are now increasing annually.                               | Government policy on keeping household costs down affects how much councils can charge    | Aberdeenshire Council<br><a href="https://www.aberdeenshire.gov.uk/council-tax/charges/">https://www.aberdeenshire.gov.uk/council-tax/charges/</a><br>Aberdeen City Council<br><a href="https://www.aberdeencity.gov.uk/services/council-tax/view-council-tax-bands">https://www.aberdeencity.gov.uk/services/council-tax/view-council-tax-bands</a> |
| Household tenure – owner occupied | <b>Aberdeen</b><br>2012/13 – 55%<br>2016 – 58%                                                    | <b>Aberdeenshire</b><br>2012/13 – 73%<br>2016 – 77%                                                 | Increasing proportion of owner-occupied housing in City and Shire although it is higher in the Shire | House prices for first time buyers may be a constraint as is the general economic climate | Source: Scottish Survey Core Questions (SSCQ) 2016<br><a href="http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ/">http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ/</a>                                                                                                                                                              |
| Household tenure – social rent    | <b>Aberdeen</b><br>2012/13 – 26%<br>2016 – 22%                                                    | <b>Aberdeenshire</b><br>2012/13 – 16%<br>2016 – 12%                                                 | Low compared those living in their own homes and decreasing over time                                | Availability of funding for building affordable housing                                   | Same as above                                                                                                                                                                                                                                                                                                                                        |
| Household tenure – private rent   | <b>Aberdeen</b><br>2012/13 –19 %<br>2016 – 20%                                                    | <b>Aberdeenshire</b><br>2012/13 – 10%<br>2016 – 10%                                                 | Proportion steady in Aberdeenshire but increasing in City                                            | Probably open market rental values will constrain choice in this sector                   | Same as above                                                                                                                                                                                                                                                                                                                                        |
| Public-sector housing stock       | <b>Aberdeen</b><br>March 2012 - 22,740<br>March 2015 - 22,328<br>2017 – 22,041                    | <b>Aberdeenshire</b><br>March 2012 - 12,877<br>March 2015 - 12,856<br>2017 – 12,869                 | The Stock is falling                                                                                 | Issue is energy efficiency in this sector                                                 | Housing Statistics for Scotland - Public sector housing stock<br><a href="http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockPublicSector">http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockPublicSector</a>                                                                                     |
| Economic Activity Rates,          | <b>Aberdeen</b><br>2012 - 83.0%<br>2014 – 2015 – 80.5%<br>2016 – 75.2%                            | <b>Aberdeenshire</b><br>2012 - 82.6%<br>2014-2016- 84.0%<br>2016 – 82.6%                            | Rising in the Shire but falling in the City<br>Rising in both the City and Shire                     | Falling oil prices Jan 2016 lowest price per barrel (since 2008) at \$29.                 | Same as above<br>Source:<br>Nomis: annual population survey                                                                                                                                                                                                                                                                                          |



|                                                                |                                                                                               |                                                                                                   |                                                                                                                                                                                                                       |                                                                                                                                                                               |                                                                                             |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|                                                                | 2017 – 79.0%                                                                                  | 2017 – 82.3%                                                                                      |                                                                                                                                                                                                                       | Prices have since stabilised with overall steady growth experienced since mid-2017.                                                                                           |                                                                                             |
| Average Gross Weekly earnings                                  | <b>Aberdeen</b><br>2011/12 - £574.90<br>2014/14 - £617.00<br>2016 - £557.40<br>2017 - £545.60 | <b>Aberdeenshire</b><br>2011/12 -£456.70<br>2014/14 - £482.50<br>2016 – £570.20<br>2017 - £566.10 | Quite high for the City and the Shire compared with national average.<br>The Shire remains above the national average in 2017, although by a smaller margin than 2016.<br>The City is now just less (£2.10 per week). | The influence of the oil industry continues to keep wages in the North East.<br><br>Confidence has grown in the industry again with most stats indicating a positive recovery | Same as above<br><br>Source: Nomis: annual survey of hours and earnings - resident analysis |
| Established Housing Land Supply (EHLS) (including small sites) | <b>Aberdeen</b><br>2016 – 21,271<br>2017 - 20,651<br>2018 – 21,052                            | <b>Aberdeenshire</b><br>2016 – 25, 634<br>2017 - 25, 486<br>2018 – 25,582                         | Established supply generally decreases as sites are built but has increased in last year due to additional allocations in the 2017 ALDPs                                                                              | Part of the overall land supply is classed as constrained                                                                                                                     | Aberdeen City and Aberdeenshire Housing Land Audit 2016, 2017, 2018                         |
| EHLS on Greenfield (%) (For Aberdeen Housing Market)           | <b>Aberdeen</b><br>2016 – 86%<br>2017 - 86%<br>2018 – 82%                                     | <b>Aberdeenshire</b><br>2016 – 94%<br>2017 - 94%<br>2018 – 92%                                    | Slight decrease                                                                                                                                                                                                       | See below                                                                                                                                                                     | Same as above                                                                               |
| EHLS on Brownfield (%) (For Aberdeen Housing Market)           | <b>Aberdeen</b><br>2016 – 14%<br>2017 - 14%<br>2018 – 18%                                     | <b>Aberdeenshire</b><br>2016 – 6%<br>2017 - 6%<br>2018 – 8%                                       | Slight increase                                                                                                                                                                                                       | Most brownfield sites only enter the land supply once they have consent, so the true proportion is likely to be higher than this.                                             | Same as above                                                                               |

|                                                                |                                                                    |                                                                         |                                                                                           |                                                                                                        |               |
|----------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------|
| Constrained Housing Land Supply                                | <b>Aberdeen</b><br>2016 – 3,020<br>2017 - 2,915<br>2018 – 1,955    | <b>Aberdeenshire</b><br>2016 – 6,808<br>2017 - 7,083<br>2018 – 7,228    | Falling in the City but rising in the Shire.                                              | Aberdeenshire sites more affected by recent economic downturn. Continued progress on large City sites. | Same as above |
| 5 – year effective housing land supply (including small sites) | <b>Aberdeen</b><br>2016 – 6,648<br>2017 - 6,631<br>2018 – 7,451    | <b>Aberdeenshire</b><br>2016 – 8,112<br>2017 - 7,727<br>2018 – 8,288    | Increasing in both City and Shire due to progress on large sites and new ALDP allocations | Some uncertainty over future market demand                                                             | Same as above |
| Effective Units Programmed Beyond Year 5                       | <b>Aberdeen</b><br>2016 – 11,603<br>2017 - 11,105<br>2018 – 11,637 | <b>Aberdeenshire</b><br>2016 – 10,714<br>2017 - 10,678<br>2018 – 10,066 | Falling in Aberdeenshire but rising in the City                                           | More Aberdeenshire sites moved to constrained supply this year reflecting market demand                | Same as above |
| Housing completions                                            | <b>Aberdeen</b><br>2015 - 795<br>2016 – 833<br>2017 - 1,174        | <b>Aberdeenshire</b><br>2015 – 1,304<br>2016 – 1,133<br>2017 - 885      | Falling in Aberdeenshire but rising in the City                                           | More difficult market situation in Aberdeenshire at present                                            | Same as above |

## Appendix 3.11 Employment Land

### Aberdeen City

|      | Established | Constrained | Marketable | Immediately Available | Under Construction |
|------|-------------|-------------|------------|-----------------------|--------------------|
| 2012 | 298         | 147         | 125        | 58                    | 10                 |
| 2013 | 272         | 89          | 166        | 71                    | 25.4               |
| 2014 | 246         | 89          | 140        | 66                    | 34                 |
| 2015 | 280         | 111         | 169        | 71                    | 45                 |
| 2016 | 269         | 64          | 205        | 46                    | 27                 |
| 2017 | 286         | 64          | 223        | 52                    | 12                 |
| 2018 | 286         | 64          | 223        | 52                    | 12                 |

### Aberdeenshire

|      | Established | Constrained | Marketable | Immediately Available | Under Construction |
|------|-------------|-------------|------------|-----------------------|--------------------|
| 2012 | 628         | 231         | 397        | 29                    | 12                 |
| 2013 | 608         | 233         | 375        | 45                    | 13                 |
| 2014 | 596         | 197         | 399        | 40                    | 11                 |
| 2015 | 581         | 240         | 341        | 60                    | 7                  |
| 2016 | 558         | 217         | 341        | 70                    | 13                 |
| 2017 | 551         | 253         | 298        | 65                    | 8                  |
| 2018 | 553         | 245         | 307        | 68                    | 3                  |

## **Appendix 4    Maps**

Map 1 – Blanket Peat Soil

Map 2 – Sites of Special Scientific Interest

Map 3 – Local Nature Conservation Sites

Map 4 – Local Nature Reserves

Map 5 – River Dee Special Conservation Area in Aberdeen City

Map 6 – Sites and Monuments Record

Map 7 – Listed Buildings

Map 8 – Conservation Areas

Map 9 – Union Street Conservation Area Regeneration Scheme

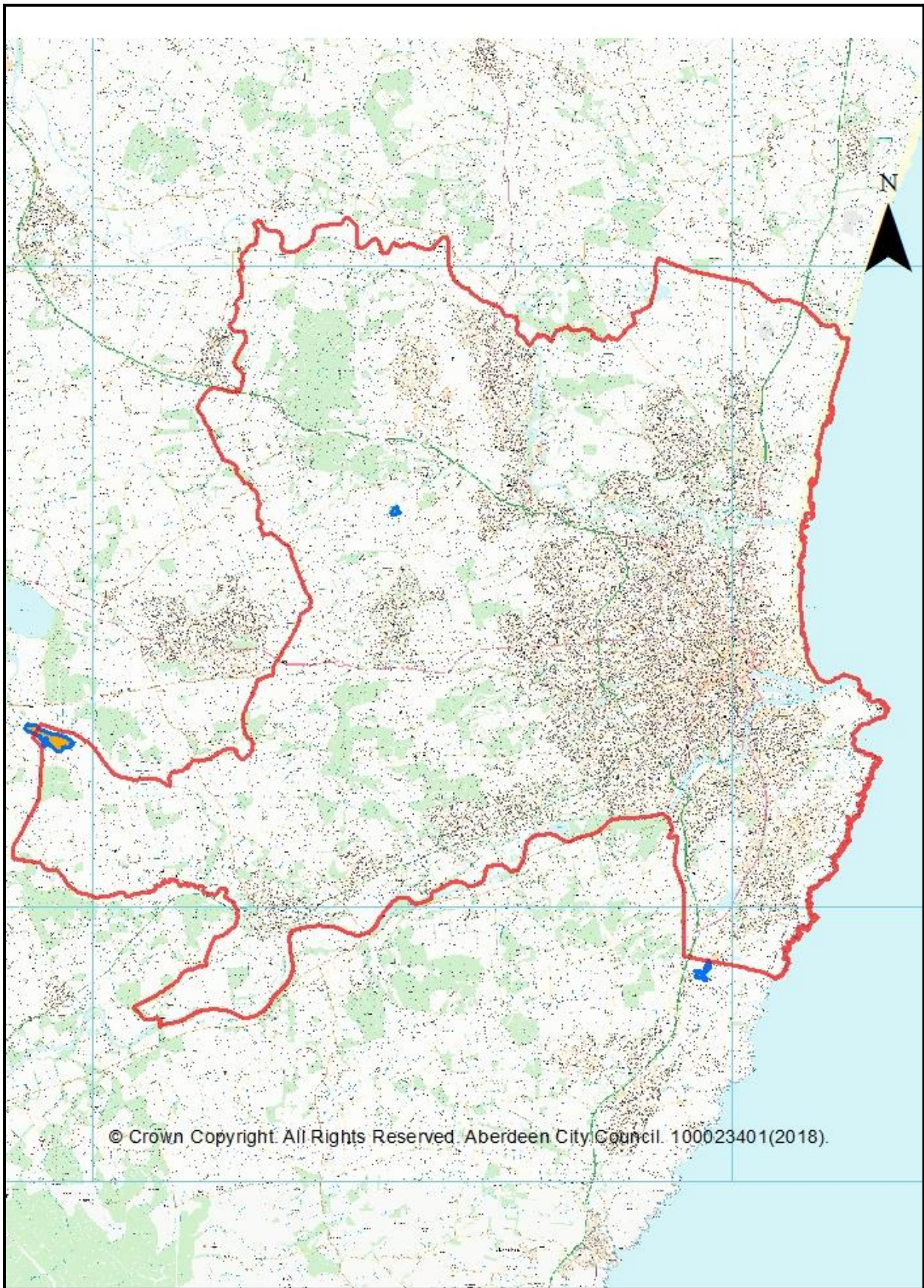
Map 10 – Duthie Park Designed Landscape

Map 11 – Vacant and Derelict Land Survey Sites 2017

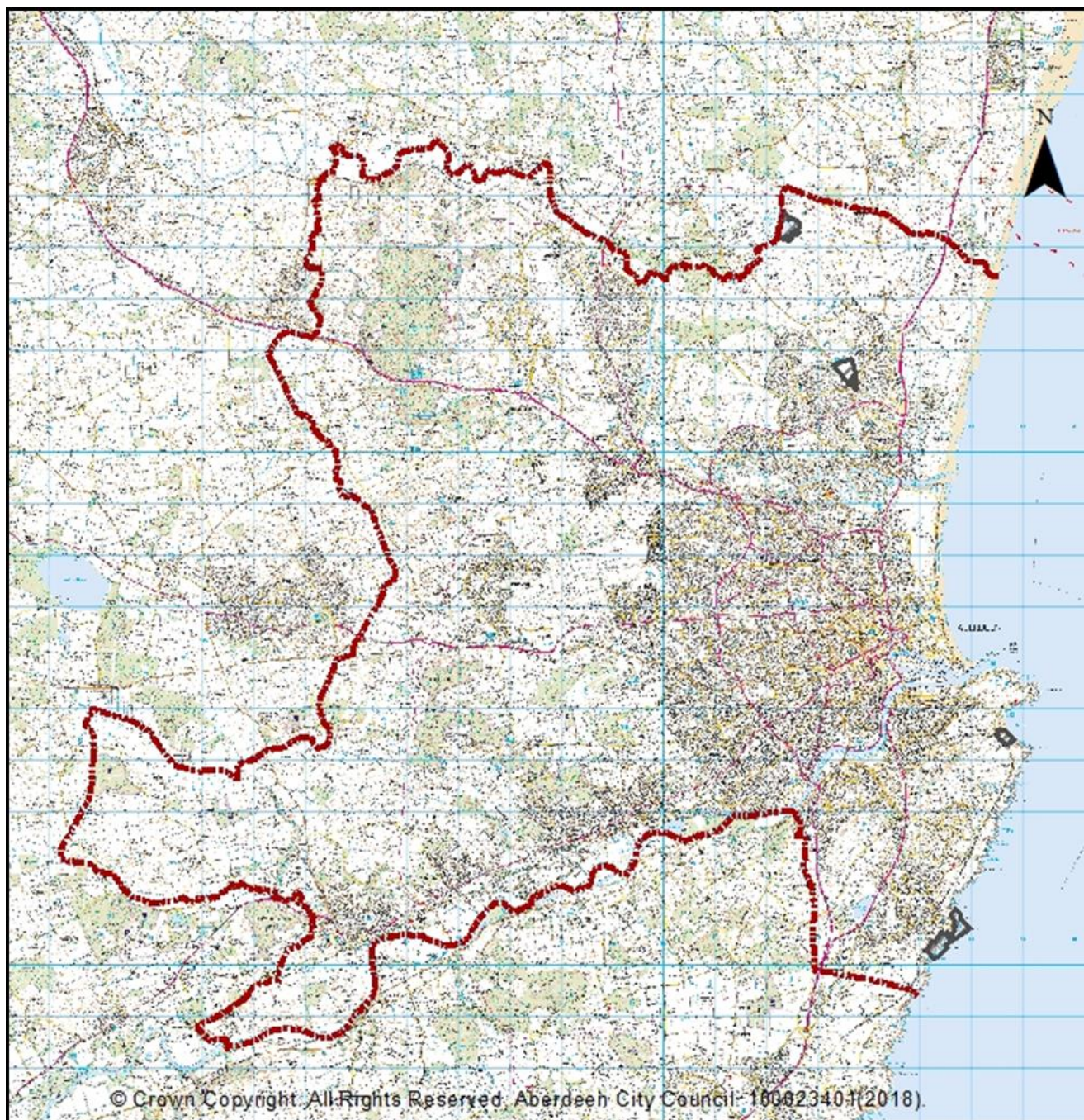
Map 12 – Open Space Audit 2012 Quality of Open Spaces

Map 13 – Scottish Index of Multiple Deprivation

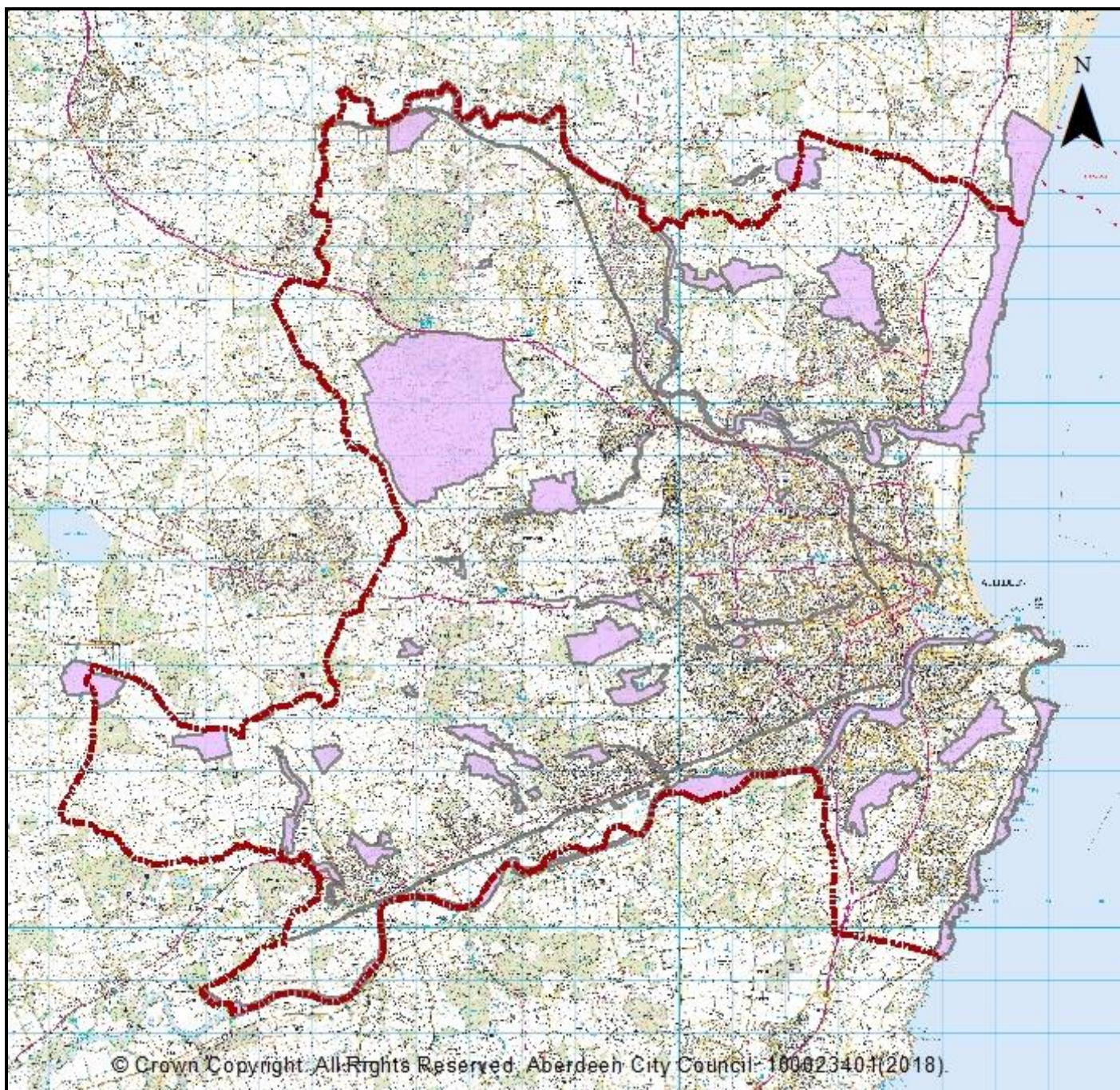
# Map 1 Blanket Peat Soil



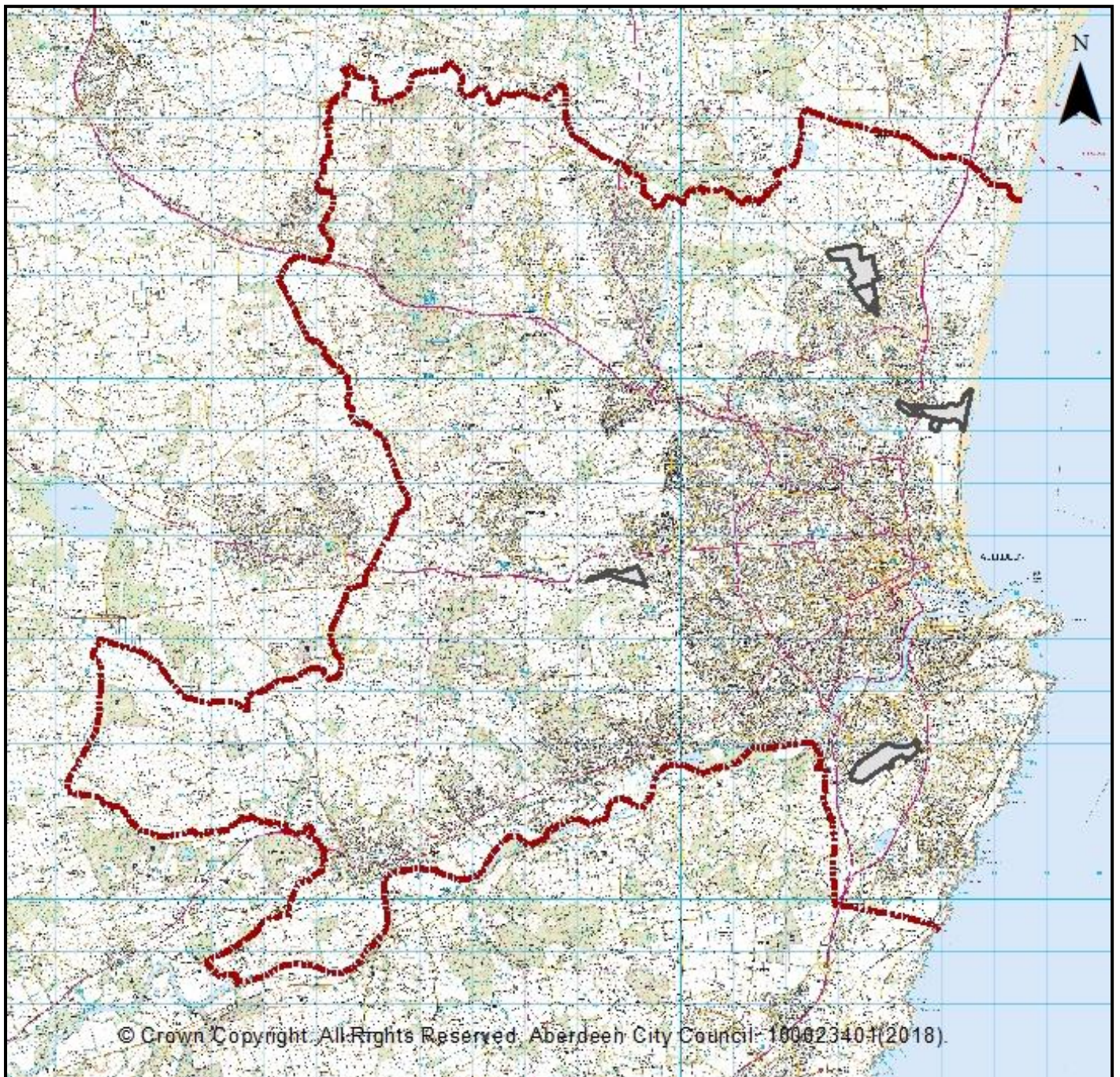
## Map 2 Sites of Special Scientific Interest



### Map 3 Local Nature Conservation Sites

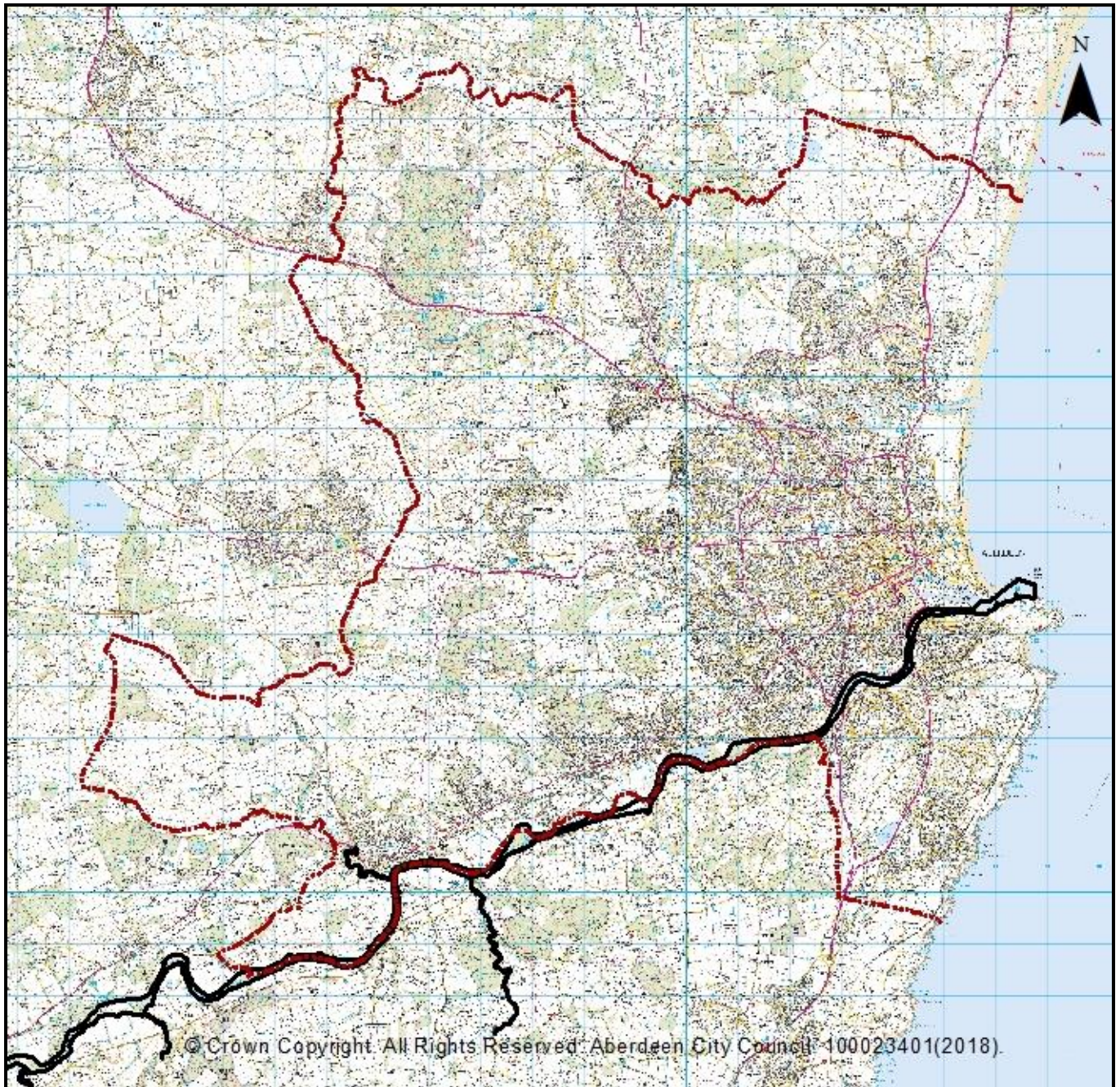


## Map 4 Local Nature Reserves

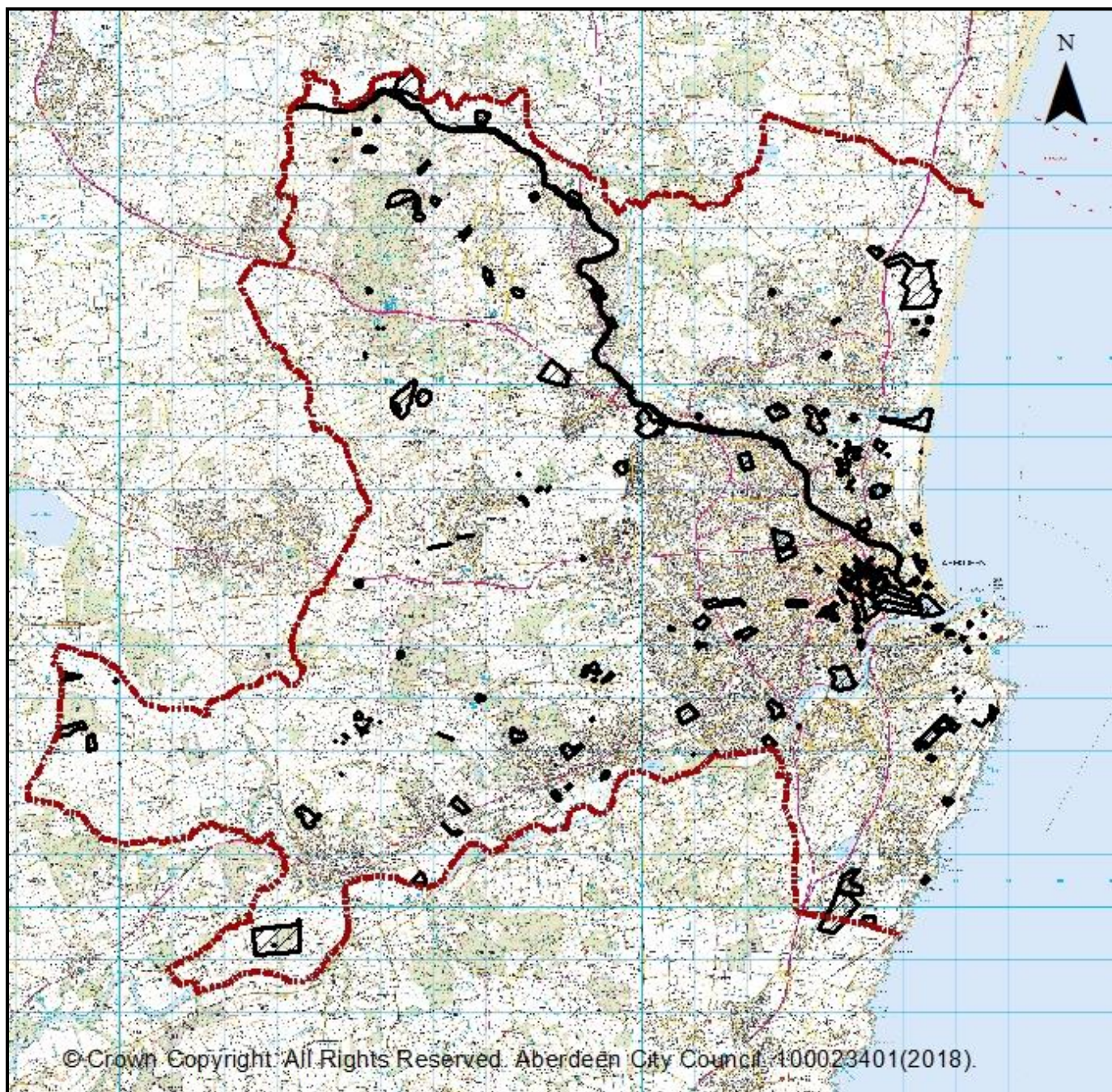




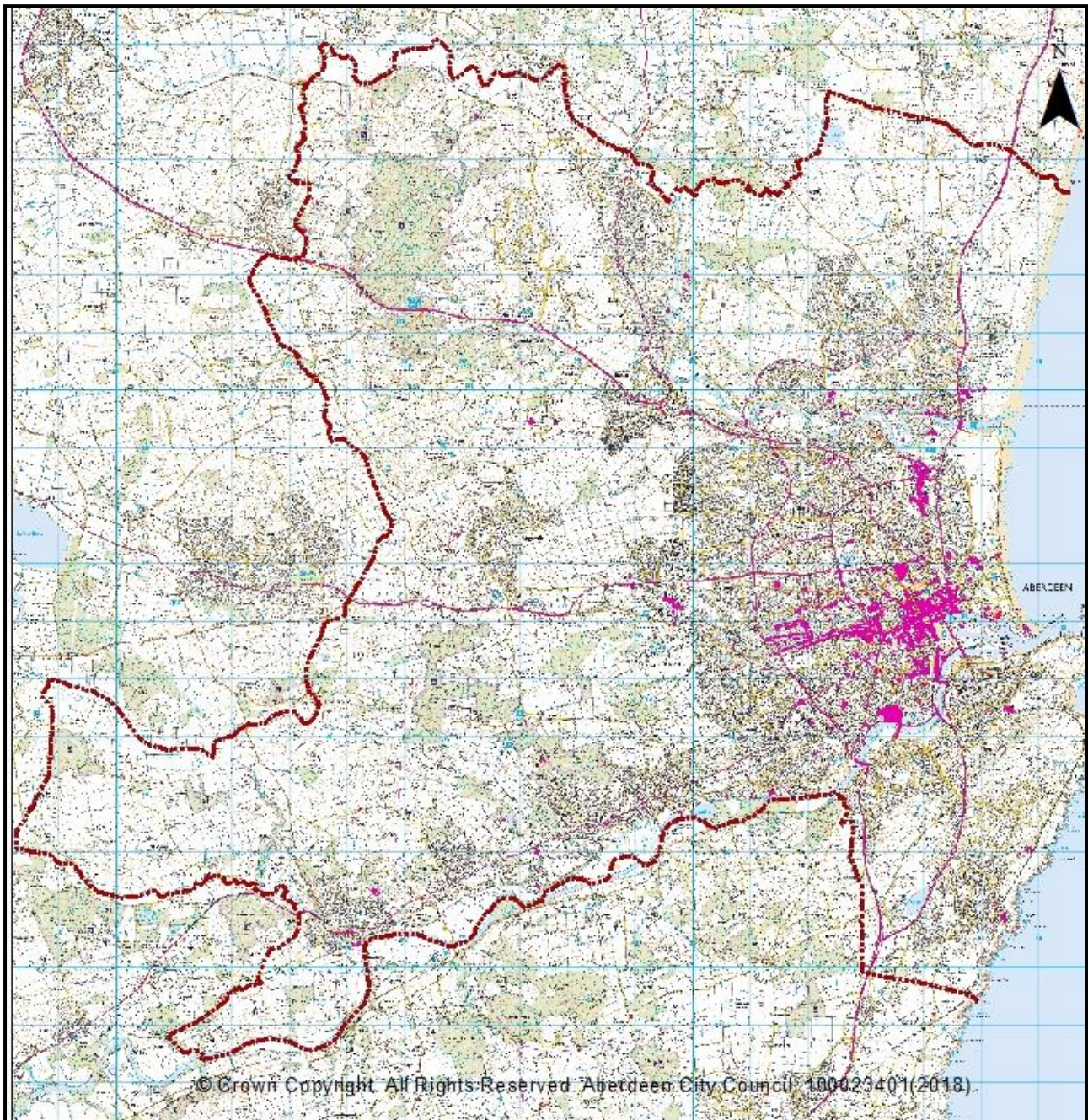
**Map 5 River Dee Special Conservation Area in Aberdeen City**



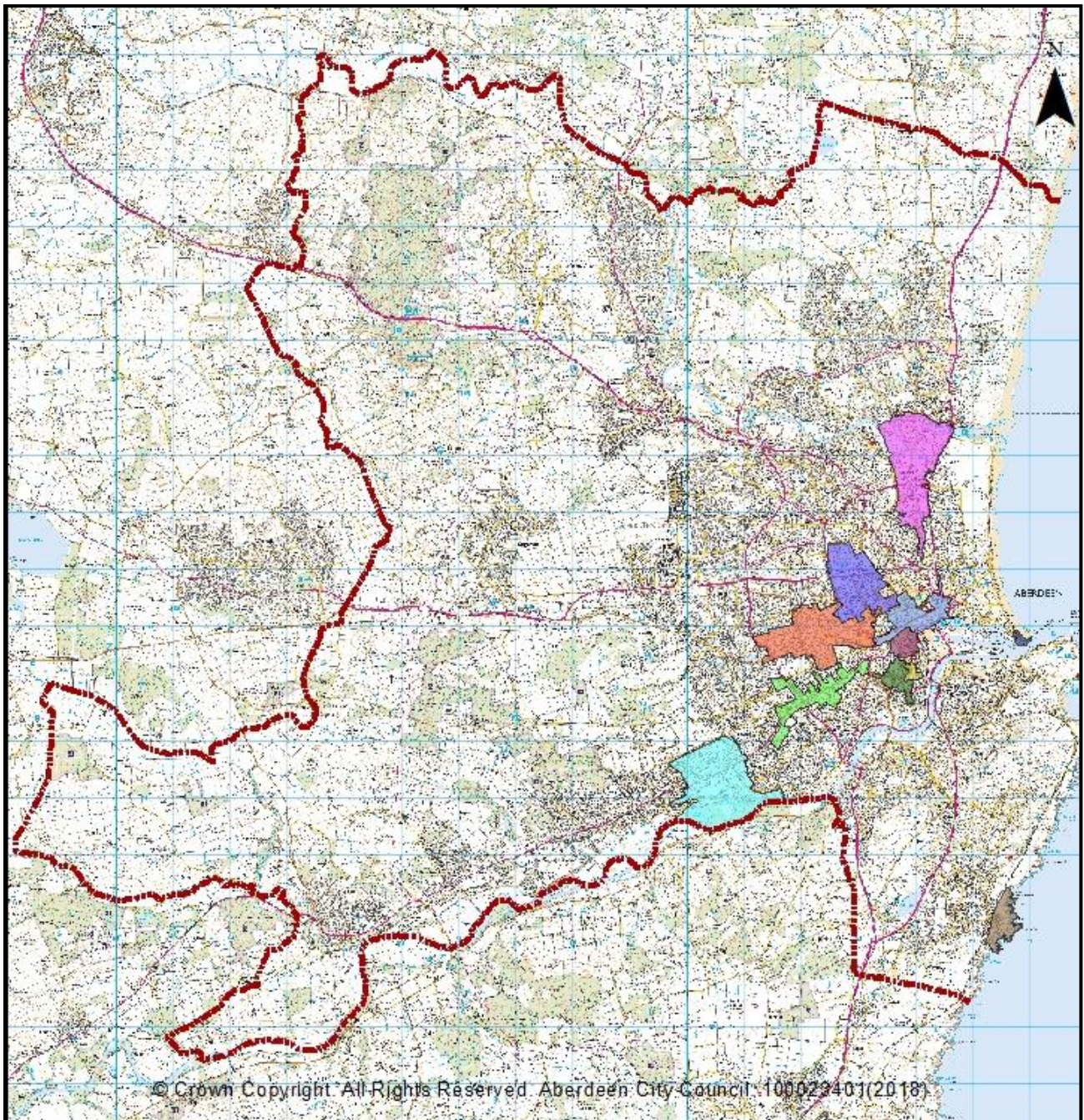
## Map 6 Sites and Monuments Record



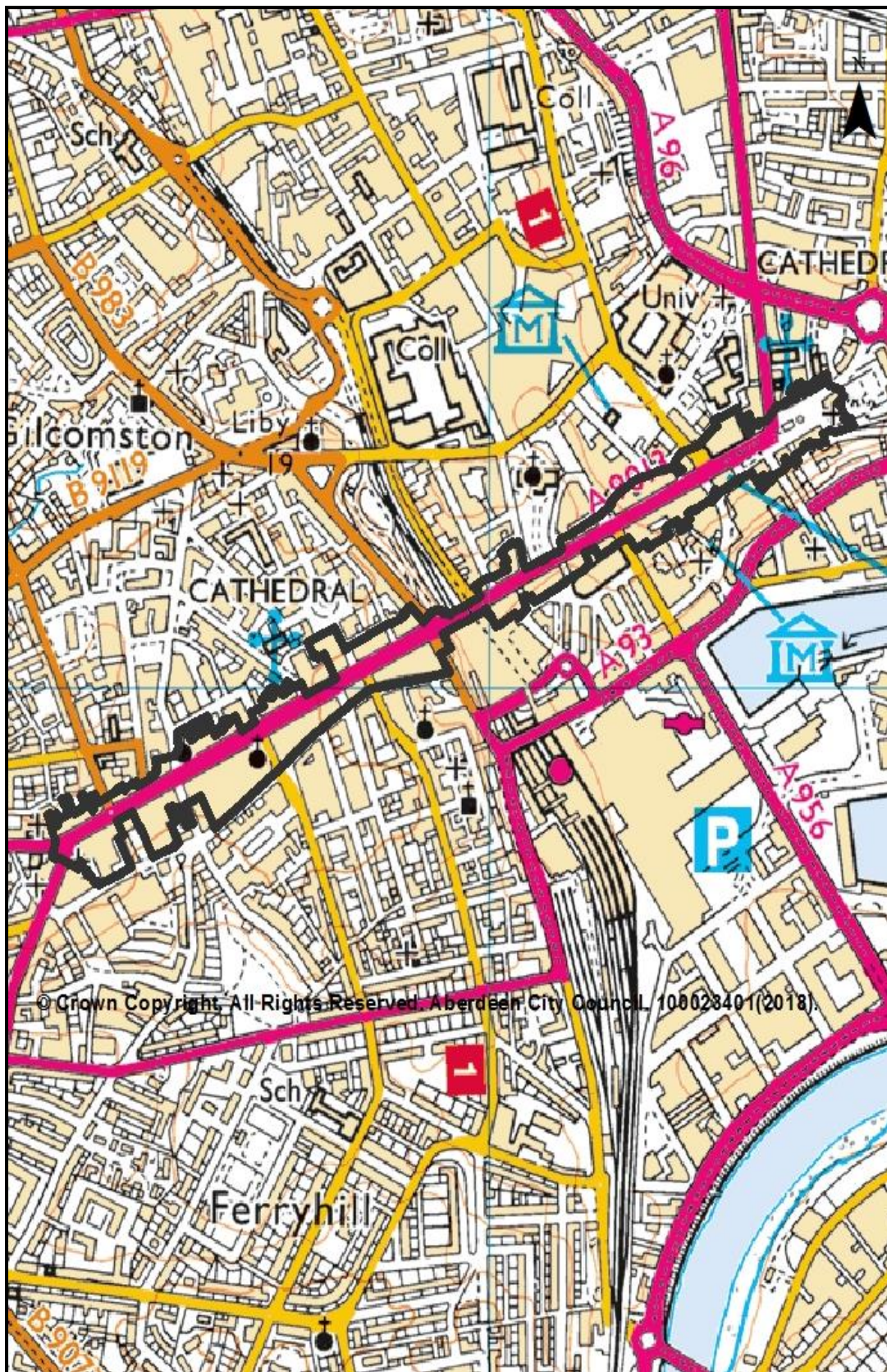
## Map 7 Listed Buildings



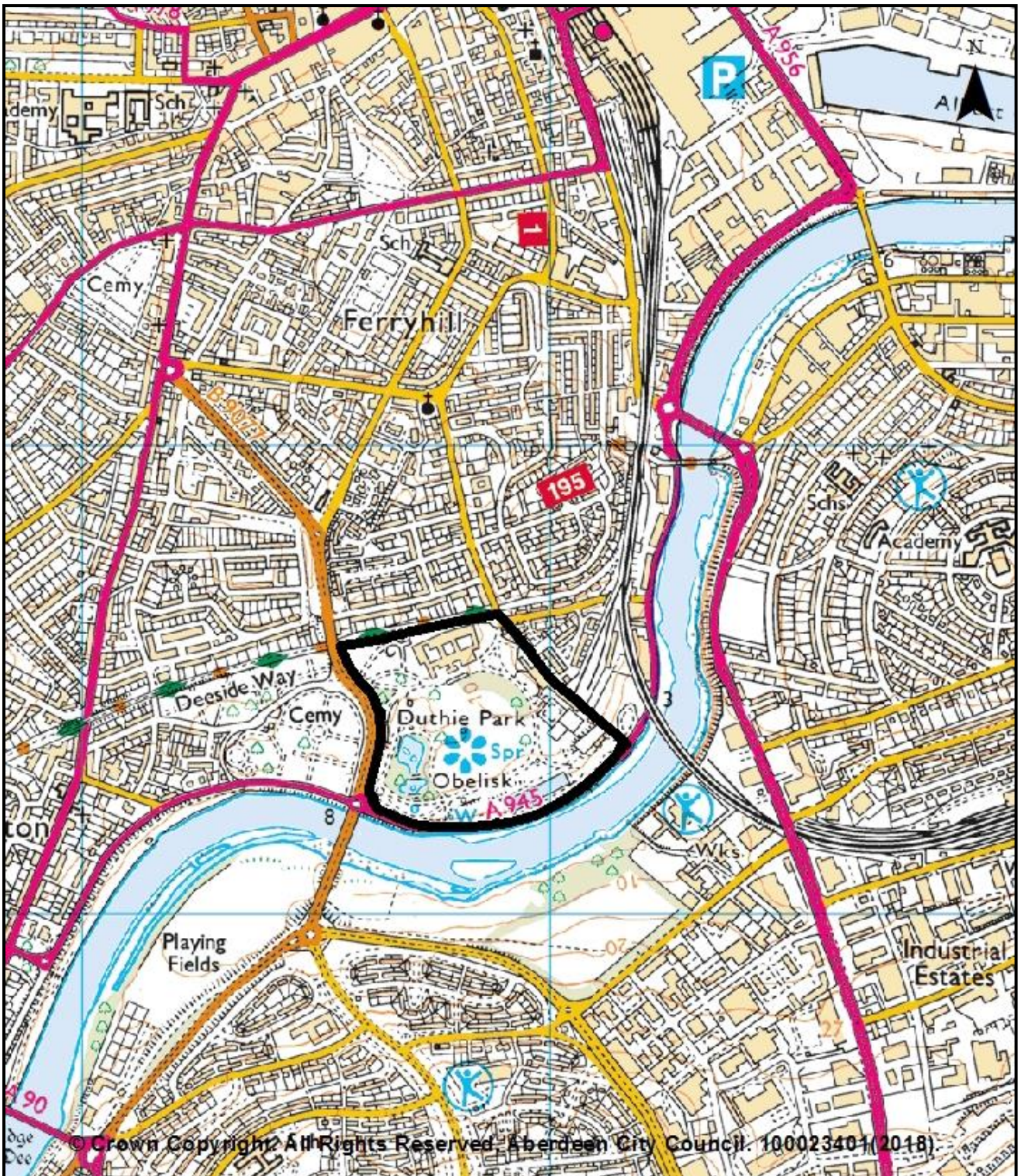
## Map 8 Conservation Areas



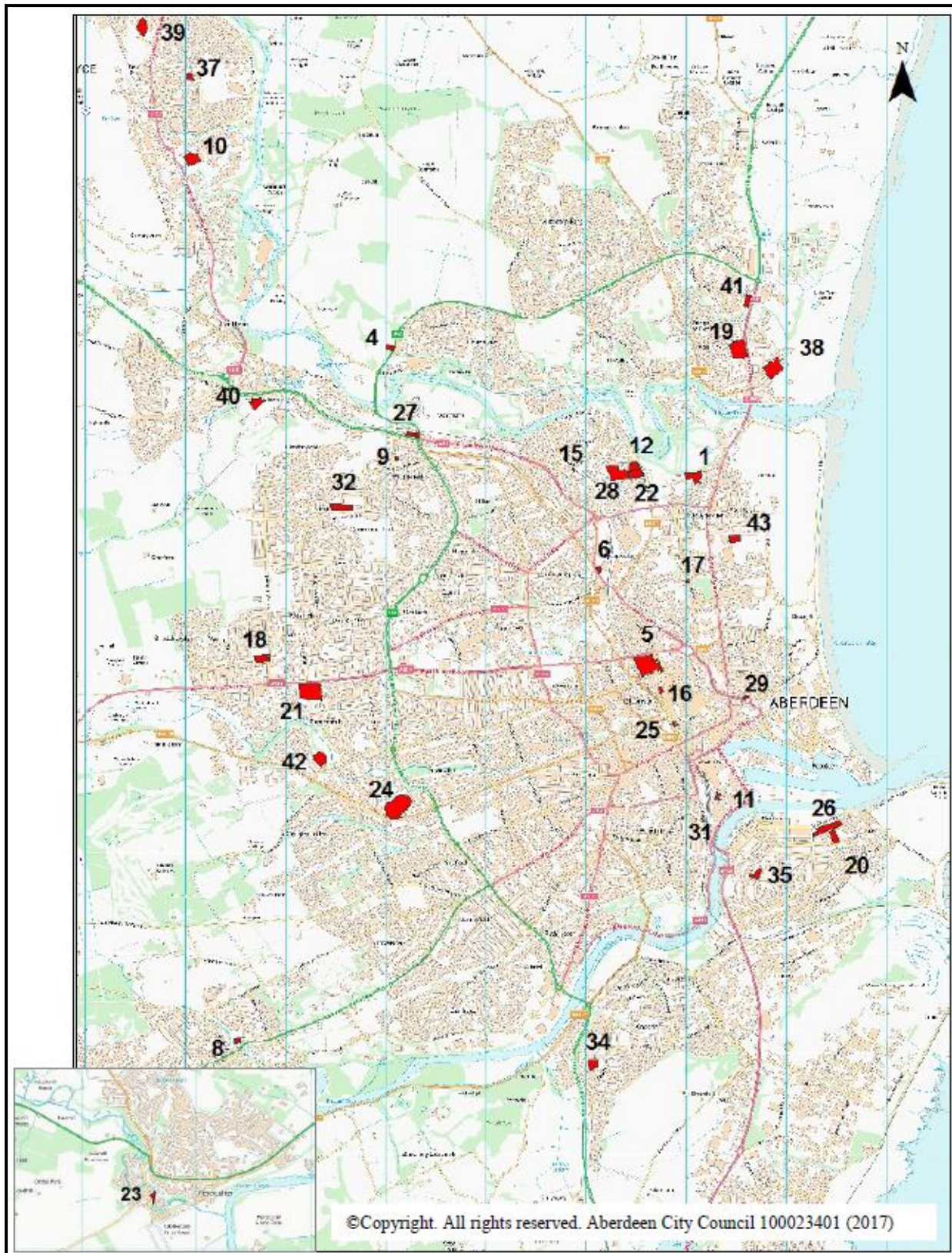
# Map 9 Union Street Conservation Area Regeneration Scheme



# Map 10 Duthie Park Designed Landscape

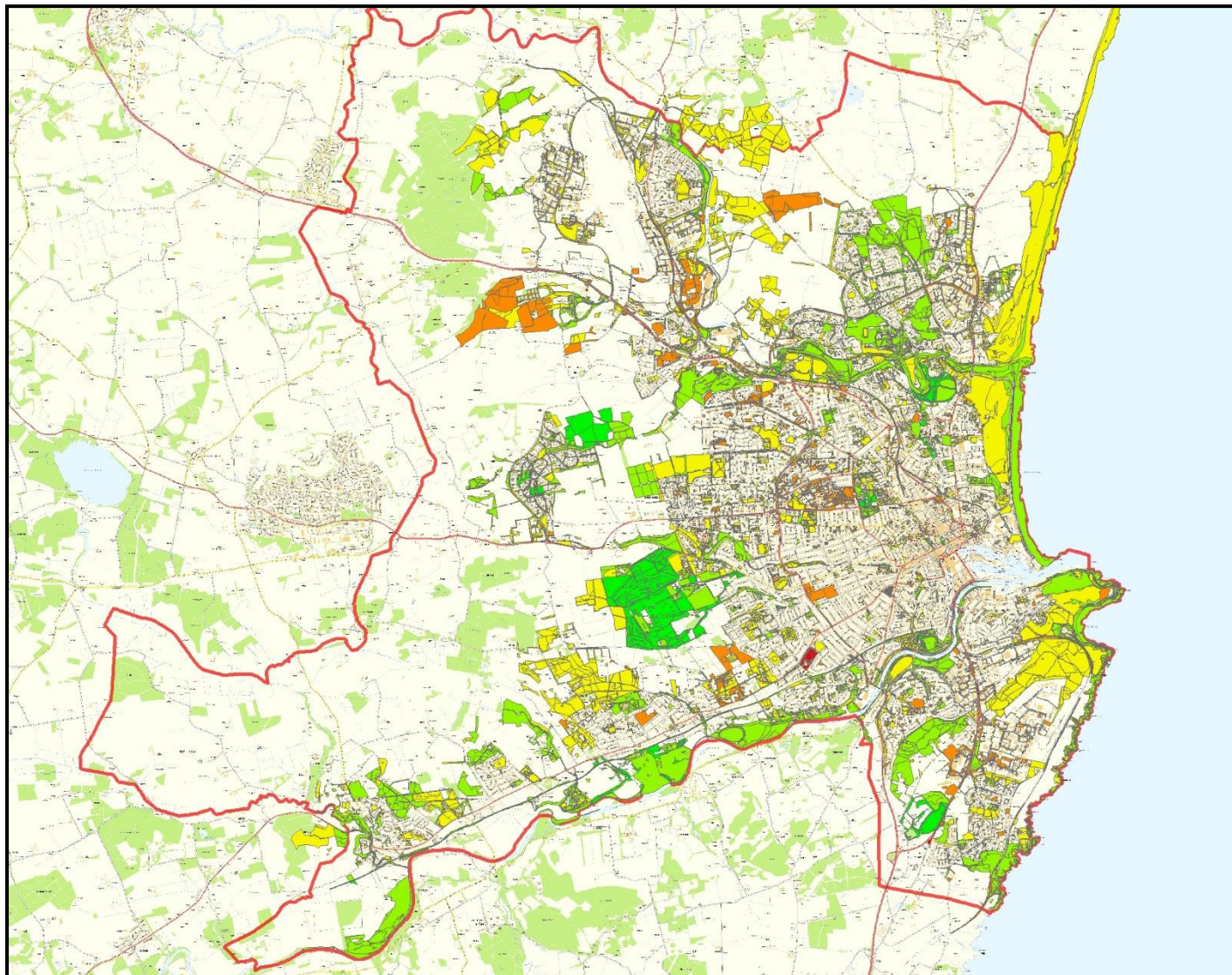


# Map 11 Vacant and Derelict Land Survey Sites 2017



## Map 12 Open Space Audit 2012 Quality of Open Spaces

Green = high quality; red = low quality

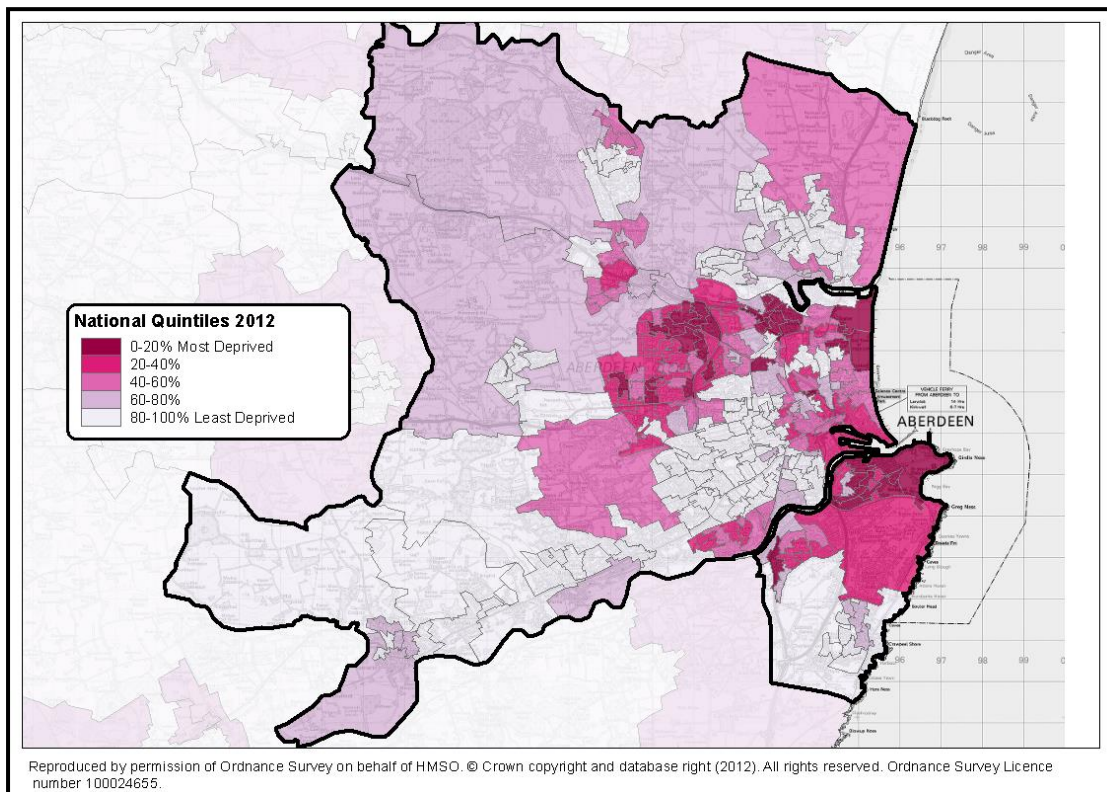


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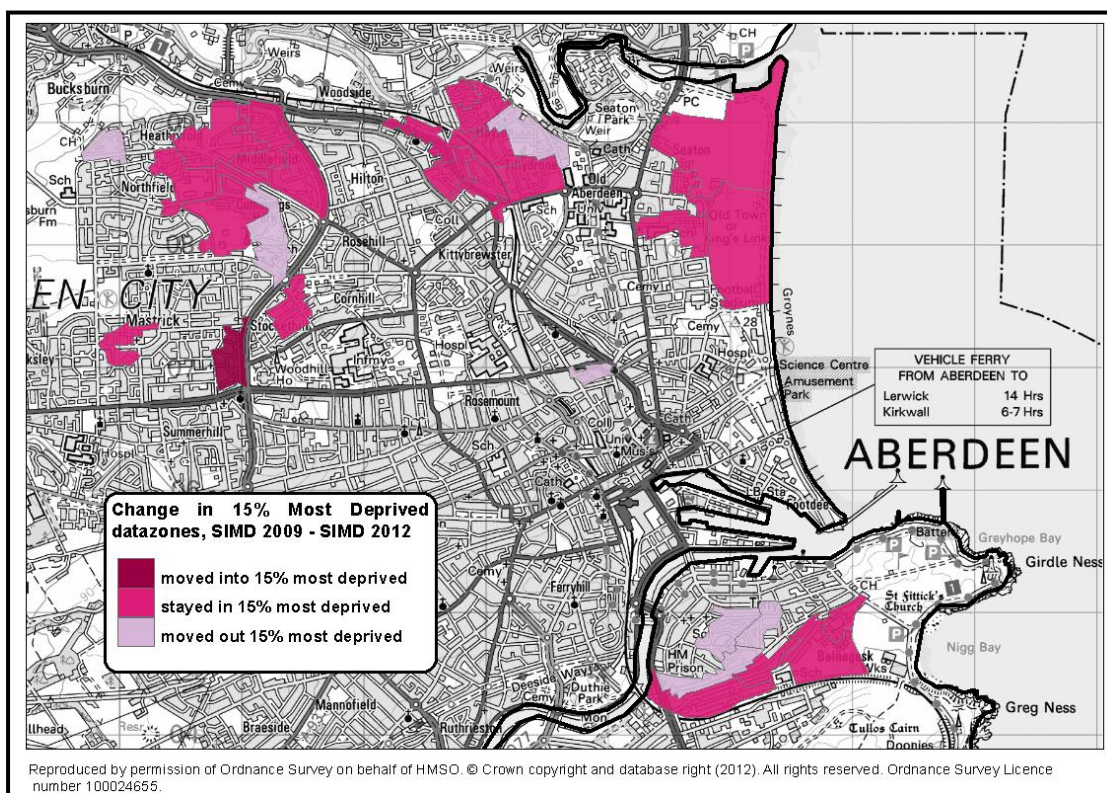


# Map 13 Scottish Index of Multiple Deprivation

Scottish Index of Multiple Deprivation: Aberdeen City datazones by National Quintile.  
 Source: SIMD 2012



Change in 15% Most Deprived Datazones between SIMD 2009 and SIMD 2012 in Aberdeen. Source: SIMD 2012



## **Appendix 5 Strategic Environmental Assessment: Desirable Sites**

Appendix 5.1 – Bids: New Housing Sites

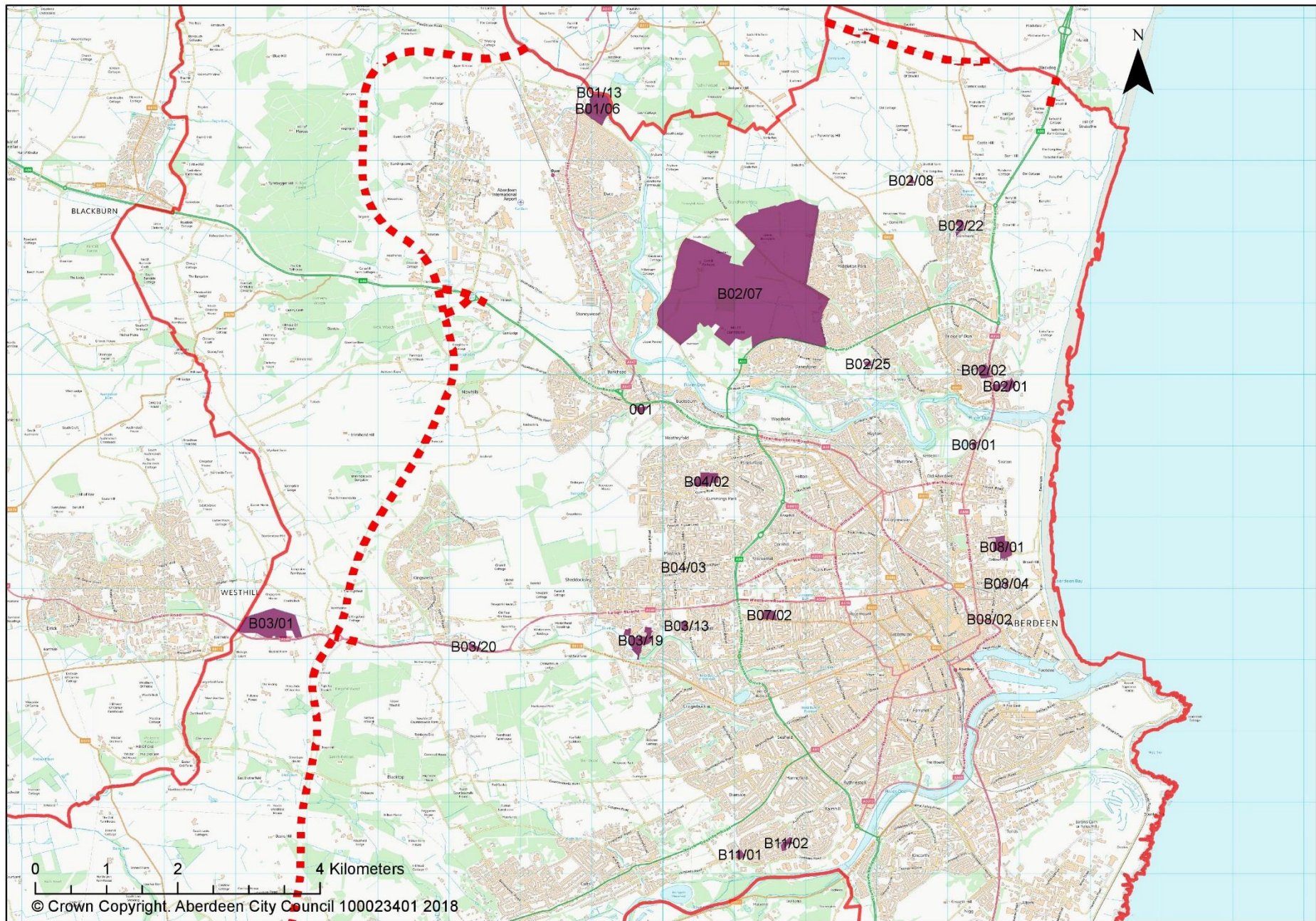
Appendix 5.2 – Bids: Other Proposals

Appendix 5.3 – Bids: Existing Opportunity Sites submitted as Bids

Appendix 5.4 – Existing Opportunity Sites Rolled Forward

## Appendix 5.1 Bids: New Housing Sites

B0106 – Cordyce School  
B0208 – WTR Site at Dubford  
B0222 – North Denmore  
B0225 – Balgownie Area 4  
B0313 – Summerfiled House, Eday Road  
B0319 – Woodend Hospital  
B0320 – Old Skene Road  
B0401 – Granitehill North  
B0402 – Granitehill Central  
B0601 – 152 Don Street, Old Aberdeen  
B0702 – Raeden (eastern part)  
B0802 – Fredrick Street  
B0804 – Urquhart Building, City Hospital  
B1101 – Garthdee Road  
B1102 – Kaimhill Outdoor Centre



# B0106 – Former Cordyce School

c.100 Houses 10.9ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                           | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                              |                                    |                                                                                                                                                         |                                 |
| Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a>                                                                                                                                                                       | Water                                               | Development has the potential to impact River Don, which bounds the site to the north. There is possibility of release of waterborne pollution into the river during construction.                                                                                                             | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br><br>OS Map<br><br>GIS Hydrogeology Maps<br><br>GIS Raster Aerial Photos | -                                  | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.                                                 | 0                               |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            |                                                     | Possibility of release of waterborne pollution into the River Don during construction.<br><br>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and | OS Map<br><br>GIS Hydrogeology Maps                                                                                                                                                                                          | -                                  | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                     |                                            | water efficiency unless required to do so through mitigation measures.                                                                                                                                                                                                                                                                   |                                                      |                          | development to install water-saving technologies.                                                                                       |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                    |                                            | Yes. Connections are possible.                                                                                                                                                                                                                                                                                                           | GIS Scottish Water Layer                             | 0                        | N/A                                                                                                                                     | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                      | Water and Biodiversity, Fauna and Flora    | Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage. Potential for these pockets to be impacted if development is located therein.                                                                                                                                          | OS Map<br>GIS Hydrogeology Maps                      | -                        | Careful design and siting of development and incorporate SUDS.                                                                          | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                          | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer                   | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area? | Water, Climatic Factors and Human Health   | River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. It is noted, however that the river is some distance away from where development would occur.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                                     | <p>Bio flora and fauna</p>                          | <p>Possible impact on River Don Local Nature Conservation Site which runs along the north and east of the site. Ancient woodland is present within the site. Site is zoned as Greenbelt. There is some ancient woodland on site which may be affected by development.</p> <p>Riverview Park, which surrounds the site is classed as part of the Green Space Network.</p> <p>Pipistrelle bats have been recorded around the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                          | <p>Ensure site design and layout incorporates landscaping (including native species) and the mature trees on boundaries that add to the biodiversity value of the area are retained. Due regard to be given to the LNCS and to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Bat survey will be required as bats are suspected on the site.</p> | <p>-</p>                        |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 1km of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                                                                       | Submitted Bid Documents                                                                                                                                     | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                     | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                              |                                                                                                         |                          | against any negative impact on air quality.                                                                                                    |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                              |                                                                                                         |                          |                                                                                                                                                |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%.<br>A medical practice is available within 1km. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | +                        | N/A                                                                                                                                            | +                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                                | Development would result in some loss of open space and potentially some trees. Although current open space is not accessible to the public.                                                                                                 | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                      | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                                | Development has the potential to improve on the existing open space which is currently unused.                                                                                                                                               | Submitted Bid Documents                                                                                 | +                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard will be given to | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                            |                                                                                              |                          | Green Space Network policy.                                                                                                                |                           |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                              |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Submitted Bid Documents                                                        | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                              |                          |                                                                                                                                            |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                                                                                                                                                           | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is generally flat, west facing and has generous shelter from northerly winds provided by tree belts.                                                                                                                                                                                  | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | N/A                                                                                                                                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
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| Vehicular Access constraints or opportunities -<br>Road network capable of accommodating traffic generated?                                                                                                                                                                              | Material assets and climatic factors?      | Site is accessible via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic.                                                                                                                                                                                                            | Submitted Traffic Assessments                                                                          | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within 400m of a bus stop and is less than 1km from local shopping facilities and employment opportunities.                                                                                                                                                                                                             | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                               | +                        | N/A                                                                                              | +                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                                                                                                                                                                                 |                                                                                                        |                          |                                                                                                  |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Development would have limited impact on landscape as the existing building on site is somewhat dilapidated, and not in use. The building would be replaced, and this would have a positive impact on landscape.<br><br>Residential development would not be out of keeping with the general residential character of the area. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | +                        | N/A                                                                                              | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                           | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land?</a> |                                            | Development has potential to impact mature tree belts surrounding the site. Site is part of the River Don valley and is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | -                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                     |                                            |                                                                                                                                                                                                    |                                                                                                |                          |                                                                                                             |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?    | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).                   | Submitted Bid Documents<br>Site Visit                                                          | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                      | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                        | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                      | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                         | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                            |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal would provide both private and affordable housing which will meet local needs.  | Submitted Bid Documents                                                                    | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

## B0208 – WTR Site

20 Houses 0.52ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                              | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                 |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                       | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> </ul>                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                            |                          |                                                                                                                                                                                                            |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The site is adjacent to a Local Nature Conservation Site (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site. It is identified as being areas of potential bat habitat. However, despite its position in the wider network, the site itself is brownfield and of little natural interest.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to the LNCS and SSSI when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                            |                          |                                                                                                                                                                                                            |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial</p>                                                                                                                                                                                                                                                                                                                                                       | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p>                                                                                                                                                                                                                                            | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to</p>                                                                                                                       | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                 | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                             | Scoring – post mitigation |
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| Planning Assessment of Climate Emissions)?                                                                               |                                            | Site is distant from local facilities (approximately 1km). There is a bus stop within 800m. Development is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities<br>Submitted Bid Documents |                          | reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                                                                          |                                                                  |                          |                                                                                                                                                                                                                                        |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                    | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                            | Submitted Bid Documents                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.               | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                |                                                                                 |                          |                                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024. Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                                                                |                                                                                 |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.                                     | Site Visit<br>Submitted Bid Documents                                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if                                                                                                                                                                                                                       |                                                | The area is adjacent to an area of general quarrying but given that it has been built on there are unlikely to be any issues.                                                                                                                                                                                                  | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | 0                        | N/A                                                                                                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                      | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| so, will the option reduce contamination?                                                                                                                                                                                                                           |                                            |                                                                                                                               |                                                                                      |                          |                                                                                                                                                         |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                               |                                                                                      |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                                                       | Submitted Bid Documents<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Flat site that is northerly facing. Little shelter from northerly winds however its low-lying position provides some shelter. | Submitted Bid Documents<br>Aerial Map<br>Site Visit                                  | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Vehicular access to the site is possible.                                                                                     | Submitted Traffic Assessments                                                        | 0                        | Travel Assessment may be required to be submitted with the application.                                                                                 | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                             | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                             | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                                     |                                            |                                                                                                      |                                                                                                |                          |                                                                                                                                        |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                       | Climatic factors and human health          | Site is more than 1km from local facilities. There is a bus stop available within 800m of the site.  | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | --                       | Travel Plan may be required to be submitted with the planning application.<br><br>LDP Policy encourages sustainable and active travel. | -                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                      |                                                                                                |                          |                                                                                                                                        |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is already developed with shed-type buildings. There will be no loss of any landscape features. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                    | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                      |                                            |                                                                                                                                                                                             |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                               | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                               | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                    | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                              | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                   | Scoring – post mitigation |
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| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                       |                                         |                          |                                                                                                              |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal will provide both private and affordable housing which will meet local need. | Submitted Bid Documents                 | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                         |

**B0222 – Land at North Denmore**

30 Houses 1.7ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?        | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><b>Water</b></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                               |                                                      |                                |                                                                                                                                         |                                 |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               | Water                                               | Connections nearby.                                                                                                                                                                                                                                                           | GIS Scottish Water Layer                             | 0                              | N/A                                                                                                                                     | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Site is surrounded by residential development. Connections possible.                                                                                                                                                                                                          | OS Map<br>GIS Scottish Water Layer                   | 0                              | N/A                                                                                                                                     | 0                               |
| <p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                          | Water, Climatic Factors and Human Health            | No flood risks identified on the SEPA flood map and no flooding incidents in the area. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in on and off-site flood risk. | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                 | Scoring –<br>post<br>mitigation |
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| <b>Biodiversity, Flora and Fauna</b> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                   |                                                                                                                                                 |                                |                                                               |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                     | Bio flora and fauna                                 | No biodiversity, flora and fauna interests identified.                            | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | 0                              | N/A                                                           | 0                               |
| <b>Climate Change Mitigation</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                                                                     |                                                     |                                                                                   |                                                                                                                                                 |                                |                                                               |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE -                                                                                                                                                                                                                                                                                                                                                                                                              | Climatic Factors                                    | The provision of residential uses on site will lead to increase of energy-use and | GIS Layers for bus routes/bus stops – shows                                                                                                     | -                              | All new buildings must install low and zero carbon generating | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                                                   | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                    | Scoring – post mitigation |
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| Spatial Planning Assessment of Climate Emissions)?                                                                                                  |                                            | <p>consumption, transport movement and waste.</p> <p>There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore.</p> <p>Site is adjacent to the No 8 and X40 bus services.</p> | <p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Check distance to local facilities</p> <p>Submitted Bid Documents</p> |                          | <p>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                   |                                            |                                                                                                                                                                                                                                                 |                                                                                                                                                           |                          |                                                                                                                                                                                                                                                               |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                               | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                            | Submitted Bid Documents                                                                                                                                   | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>                               | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                 |                                                                                                                                                           |                          |                                                                                                                                                                                                                                                               |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                   | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                         | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                 |                          |                                                                                                                    |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                          | Population and human health or material assets | Oldmachar Academy can currently accommodate the development, but this will be used up by the Grandhome development and is forecast to go over capacity in 2024.<br><br>Greenbrae Primary capacity falls to 37 pupils in 2023. However, the small-scale nature of this proposal means that impacts on school rolls are unlikely to be significant. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | 0                        | N/A                                                                                                                | 0                         |
| To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?                    |                                                | Proposal will result in the loss of open space however may provide the opportunity to create new, attractive open space with enhanced connectivity through the site.                                                                                                                                                                              | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                          | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                             |                                                | Development will provide the opportunity to create a green network on the site through appropriate landscaping and connectivity.                                                                                                                                                                                                                  | Submitted Bid Documents                                                                                         | 0                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. | +                         |
| <b>Soils</b>                                                                                                                                                                          |                                                |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                 |                          |                                                                                                                    |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                        |                                            |                                                                                                                                                                                                                          |                                                                                              |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                         | Site Visit<br>Submitted Bid Documents                                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                          |                                                                                              |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | The proposer has estimated that the expected development completion will be within 5 years of plan adoption.                                                                                                             | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                                                   | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | The site is east facing, high and exposed - although this is mitigated to some extent by surrounding development. The site slopes gently east but there are steeper areas that appear to have been terraced in the past. | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                  | Scoring – post mitigation |
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| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                    | Material assets and climatic factors?      | No significant road network issues identified.                                                                                                                                                                                                                                                                                                        | Submitted Traffic Assessments                                                        | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA may be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                            | Climatic factors and human health          | Site is adjacent to the No 8 and X40 bus services.<br><br>There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore.<br><br>There are good footpath connections within easy reach of the site.<br><br>Murcar and Denmore industrial estates are both within easy reach of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities         | +                        | N/A                                                                                                                                                         | +                         |
| <b>Landscape Designated Sites</b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                           |                                            |                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |                          |                                                                                                                                                             |                           |
| <b>Non-designated landscape features and key landscape interests</b><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement | Landscape                                  | Other than the loss of an open view to the houses immediately surrounding the site – any development here would become part of the existing urban fabric.                                                                                                                                                                                             | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN | 0                        | Retain and enhance setting through careful design and landscaping.                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                         | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| boundaries, existing townscape and character of surrounding area?                                                                                                                                           |                                            |                                                                                                                                                                                                                  | Site Visit                                                                                     |                          |                                                                                                                                                                                  |                           |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land</a> ?                               |                                            | This is an open undeveloped area surrounded by built development. Although it provides a green outlook for the houses immediately surrounding it, there are no other significant landscape features on the site. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | As above.                                                                                                                                                                        | +                         |
| <b>Material Assets</b>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                  |                                                                                                |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                                                  |                                                                                                |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                       | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                    | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents         | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                       | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------|-----------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Planning Policy – Planning for Zero Waste?                                                                                                                   |                                                     |                                                |                                               |                                |                                                                                                               |                                 |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                |                                               |                                |                                                                                                               |                                 |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                     | Population                                          | Development to provide 25% affordable housing. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

## B0225 – Balgownie Area 4

c.15 Houses 0.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                            | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <b>Water</b> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                     |                                         |                          |                                                                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                      | Water                                      | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this small-scale development would likely be limited. | OS Map<br>GIS Hydrogeology Maps         | -                        | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections possible.                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                        | 0                         |
| <b>Biodiversity, Flora and Fauna</b> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                     |                                         |                          |                                                                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. There is some woodland to the southeast. One tree on site has a TPO – if site is developed this tree would need to be retained. Limited impact on biodiversity, fauna and flora.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced. | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                          |                                                                                                                                            |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 1 runs along Gordon Brae with bus stops 238m away from the site on Balgownie Road.</p>                                                                                                                       | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating                       | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                     |                                            |                                                                                                                                                                               | Check distance to local facilities<br>Submitted Bid Documents |                          | technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                          |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                   |                                            |                                                                                                                                                                               |                                                               |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                               | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | Submitted Bid Documents                                       | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                               |                                                               |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                   | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                         | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                        |                                                                                                         |                          |                                                                                                                    |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                          | Population and human health or material assets | <p>Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.</p> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | -                        | Developer contributions may be required as appropriate to mitigate any shortfalls in education capacity.           | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?    |                                                | <p>The proposal would result in the loss of a small unused area of open space.</p>                                                                                                                                                                     | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                          | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                             |                                                | <p>Development of the site would result in the development of a small section of the GSN in this location.</p>                                                                                                                                         | Submitted Bid Documents                                                                                 | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. | -                         |
| <p><a href="#">Soils</a></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                             |                                                |                                                                                                                                                                                                                                                        |                                                                                                         |                          |                                                                                                                    |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                         | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Brownfield. Undeveloped areas present within the site, and site is predominantly made up of playing fields. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Submitted Bid Documents                                                | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                  |                                                                                      |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | The proposer has estimated that the expected development completion will be within 5 years of plan adoption.                                                                                     | Submitted Bid Documents<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                                                                                                                                   | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and flat.                                                                                 | Submitted Bid Documents<br>Aerial Map<br>Site Visit                                  | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain                                                                       | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                             | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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|                                                                                                                                                                  |                                            |                                                                                                                                                                      |                                                                              |                          | and shelter from winds, as per the LDP.                                                                                                                      |                           |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                   | Material assets and climatic factors?      | It is not considered that this small scale proposal would adversely impact the surrounding road network.                                                             | Submitted Traffic Assessments                                                | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA will be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | The site is within moderate proximity to surrounding facilities.<br><br>Bus route 1 runs along Gordon Brae with bus stops 238m away from the site on Balgownie Road. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.         | +                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                      |                                                                              |                          |                                                                                                                                                              |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                                    | Landscape                                  | The development would provide residential use to an existing residential/urban area. It would fit well with existing residential use east of the                     | Landscape Character Assessment                                               | 0                        | Retain and enhance setting through careful design and                                                                                                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                      | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                           | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? |                                            | site. It would not greatly conflict with the sport facilities uses to the west. It would be unobtrusive to the existing landscape.                                                                            | Existing LDP allocations for Greenbelt and GSN<br>Site Visit                                   |                          | landscaping to limit impacts.                                        |                           |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land?</a>                            |                                            | Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Potentially some loss of tree belt for access. There is a fine sycamore on the western edge of the site. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | As above.                                                            | +                         |
| <b>Material Assets</b>                                                                                                                                                                                  |                                            |                                                                                                                                                                                                               |                                                                                                |                          |                                                                      |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                       |                                            |                                                                                                                                                                                                               |                                                                                                |                          |                                                                      |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                   | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                 | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                  | ++                        |
| For potential waste management activity sites (includes allocation for employment,                                                                                                                      | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                      | Check Scottish Planning Policy (superseded Zero Waste Plan)                                    | 0                        | New development will be required to provide sufficient space for the | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                 | Objective/ Related SEA topic if applicable | Comments                                          | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? |                                            |                                                   | Submitted Bid Documents                 |                          | storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. |                           |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>        |                                            |                                                   |                                         |                          |                                                                                                             |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                            | Population                                 | The proposal will provide 25% affordable housing. | Submitted Bid Documents                 | +                        | Developer contributions may be required as appropriate for environmental improvements.                      | +                         |

## B0313 – Site at Summerfield House

Housing 1.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and<br>Human Health                           | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish<br>Water Layer         | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>According to SEPA's Indicative Flood Risk Map, the north of the site is shown as being relatively at risk from flooding from surface water. However, there have been no flooding incidents recorded on the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | GIS Layers for Flood Risk<br>Submitted Bid Documents                                                                                            | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                 |                          |                                                                                                                                         |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | <p>The site is located within a potential bat habitat.</p> <p>No other Natural Conservation features present on site.</p>                                                                                                                                                                                                                                    | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Bat Survey may be required at planning application stage.                                                                               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                       | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new                                                                                                                                                                                                    | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative                                                                                                                                                                                                                                                                                                                                                                                                                   | Submitted Bid Documents                                                                                                                                     | -                        | New development should consider sustainable travel                                                                                                                                                                                                                                                                          | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                            | Scoring – post mitigation |
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| Air Quality Management Area (AQMA)?                                                                                                                                                                                                                                                              |                                                | environmental impacts during and post construction.                                                                                                                                                                                                                                                                 |                                                                                                         |                          | methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                     |                                                                                                         |                          |                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Fernielea Primary school is currently under capacity at 64% and is forecast to be just under capacity by 2025, at 89%. Hazlehead Academy is currently under capacity at 87% but is forecast to be over capacity by 2025 at 108%. A hospital is located within 700m of the site and a medical practice within 1.2km. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                | +                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                                | There will be little loss of open space as existing building will be replaced with residential development.                                                                                                                                                                                                         | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                             | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Submitted Bid Documents                                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Records show there is potential contamination on the site.                                                                                                                                                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?                                                                                                                                                                                                                | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                    | Submitted Bid Documents                                                         | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                  | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                  | Scoring – post mitigation |
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| Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                      |                                            |                                                                                                                                                           | GIS Layers for gas networks, gas pipelines, Site Visit                       |                          |                                                                                             |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?          | Climatic factors                           | Sheltered - situated in a relatively built up area. Tree belt lining the northern and eastern boundary of the site.<br>South facing, flat site.           | Submitted Bid Documents<br>Aerial Map<br>Site Visit                          | +                        | N/A                                                                                         | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Access to the site is available from Eday Road and Gairsay Road.                                                                                          | Submitted Traffic Assessments                                                | 0                        | Travel Assessment/ Travel Plan may be required as part of the planning application.         | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                         | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops are located within 400m of the site. Employment opportunities exist within 1.6km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                         | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                       |                                            |                                                                                                                                                           |                                                                              |                          |                                                                                             |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure                                          | Submitted Bid Documents<br>Site Visit                                        | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| recycle or recover existing on-site materials / resources?                                                                                                                                                                                             |                                            | (social, transport, water-delivery, sewerage, energy, tele-communication).                    |                                                                                        |                          | number of homes to be accommodated on brownfield land.                                                                                                                           |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide housing which will help to meet local need.                             | Submitted Bid Documents                                                                | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

## B0319 – Woodend Hospital

Housing 7.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                         | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                  | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                       |                                    |                                                                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a></p>                                                                                                                                                                | Water                                               | <p>North Burn of Rubislaw flows to the south of the site. Development has potential to release of waterborne pollution into the Burn during construction. However, if existing building fabric is used without further construction outwith, there would be little release of waterborne pollution.</p>               | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map<br/>GIS<br/>Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                                  | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.                                                        | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     | Water                                               | <p>Possibility of release of waterborne pollution into the North Burn of Rubislaw if construction happens outwith the existing building fabric.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will</p> | <p>OS Map<br/>GIS<br/>Hydrogeology Maps</p>                                                                                                                                                                                           | -                                  | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be a policy requiring all new</p> | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                      | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                            | not promote water saving measures and water efficiency unless required to do so through mitigation measures.                                                                                                                                  |                                                      |                          | development to install water-saving technologies.                                                                                       |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | Yes. Connections are possible.                                                                                                                                                                                                                | GIS Scottish Water Layer                             | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Development will be connected to the mains water and drainage supply.                                                                                                                                                                         | OS Map<br>GIS Scottish Water Layer                   | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                   | Water, Climatic Factors and Human Health   | SEPA Flood Maps show there are low chances of surface flooding to the north and also to the south where North Burn of Rubislaw runs. The Burn is prone to flooding and there have been a high level of flooding incidents further downstream. | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                               |                                                      |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                            | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site.</p> <p>Bats have been recorded within the vicinity of the site. Wych Elm is present on site.</p> <p>South, west and east part of the site are part of the Green Space Network which links to Kingswells South and Hazlehead Green Space Networks.</p> <p>It is likely that development outwith the existing building fabric would disturb local wildlife and species.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Development should consider remaining within the existing building fabric.</p> <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                       |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of residential uses on site will lead to the somewhat increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stops, cycle paths and core paths are all within 400m of the site. There are recreational/leisure and health facilities within 800m of the site.</p>                                                                                                                                                                                              | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by</p>                                                                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            |                                                                                                                                                                               | Submitted Bid Documents                 |                          | at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                                           |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                         |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | Submitted Bid Documents                 | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                         |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                       | Population and human health or material assets | Fernelea Primary School has enough capacity (64%) both now and long term. Hazlehead Academy presently has enough capacity (87%). By 2025 it will be 114% overcapacity.<br><br>The closest Medical Practice is within 1km.                                                                                                                                                                                                     | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | +                        | N/A                                                                                                                                        | +                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?          |                                                | Development would have opportunities to enhance connections to the green space network running to the south, west and east of the site.                                                                                                                                                                                                                                                                                       | Submitted Bid Documents                                              | +                        |                                                                                                                                            | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                    | Material Assets and Soils                      | Site is on Brownfield Land. If the existing building fabric is used there would be limited effects on soil. However, there remains the potential for short term adverse effects on soil. Possible soil contamination can occur during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Submitted Bid Documents                                | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will                                                |                                                | Records show the site is potentially contaminated. However, the buildings on site are currently in use.                                                                                                                                                                                                                                                                                                                       | GIS Layers for contamination, Historic Land-use, Landscape           | -                        | Site investigation should be carried out. LDP Policy states that all land which is                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                    | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                          | Scoring – post mitigation |
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| the option reduce contamination?                                                                                                                                                                                                                                    |                                            |                                                                                                                             | Character Assessment                                                                         |                          | degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                             |                                                                                              |                          |                                                                                                                                     |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                                                     | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | 0                        | N/A                                                                                                                                 | 0                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is mostly flat, south and southwest facing, with some tree cover dotted around providing shelter from northerly winds. | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | N/A                                                                                                                                 | +                         |
| Vehicular Access constraints or opportunities -                                                                                                                                                                                                                     | Material assets and climatic factors?      | Vehicular access to the site is not expected to be a problem. There are existing access roads around the site.              | Submitted Traffic Assessments                                                                | +                        | N/A                                                                                                                                 | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                 |                                                                                                        |                          |                                                                                                             |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                       | Climatic factors and human health          | Bus stops, cycle paths and core paths are within 400m of the site.<br><br>There are shopping facilities within 800m of the site.                                                                                | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | ++                       | N/A                                                                                                         | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                 |                                                                                                        |                          |                                                                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is in an urban area with several tree belts dotted throughout. Any development outwith the existing building fabric is likely to disturb existing landscape features which largely consists of tree belts. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | 0                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                 |                                                                                                        |                          |                                                                                                             |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                    | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                  | +                        | N/A                                                                                                                                                                              | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                               | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                    | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                            |                                            |                                                                                                                                                                                             |                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                 | Scoring – post mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site includes 3no Category B listed buildings and 1no Category B listed viaduct. Proposal has potential to either negatively affect the nature and character of the listed buildings/features or enhance them. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | --                       | Development will be required to respect and enhance the listed buildings/features per LDP Policy and national legislation. | -                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and links with landscape   | Listed buildings and viaduct within the site are accessible.                                                                                                                                                   | Submitted Bid Documents                                                                                                | 0                        | N/A                                                                                                                        | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                                                                                                                                                                |                                                                                                                        |                          |                                                                                                                            |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Proposal is for residential development and will include a portion for affordable housing.                                                                                                                     | Submitted Bid Documents                                                                                                | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.              | +                         |

## B0320 – Land at Old Skene Road

14 Houses 1.2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                               |                                |                                                                                                                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <p>There may be some release of waterborne pollution during construction onto the North Burn of Rubislaw, located 98m north of the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are available and possible.                                                                                                                                                                                                                                                                                                                                                                                     | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                                                                                       | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections are available and possible.                                                                                                                                                                                                                                                                                                                                                                                     | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                                                                                                                                       | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                           | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                    | Scoring – post mitigation |
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| <u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                    |                                                                                                                                                                            |                          |                                                               |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                         | Bio flora and fauna                        | <p>Site is part of greenbelt. There is a tree belt along south of site.</p> <p>Proposal will have limited impact on flora and fauna interests.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | 0                        | N/A                                                           | 0                         |
| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                                                                     |                                            |                                                                                                                                                    |                                                                                                                                                                            |                          |                                                               |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE -                                                                                                                                                                                                                                                                                                                                                                                                              | Climatic Factors                           | The provision of residential uses on site will lead to increase of energy-use and                                                                  | GIS Layers for bus routes/bus stops – shows                                                                                                                                | -                        | All new buildings must install low and zero carbon generating | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                             | Scoring – post mitigation |
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| Spatial Planning Assessment of Climate Emissions)?                                                                    |                                            | consumption, transport movement and waste.<br><br>Site is approximately 1.4km of shopping facilities and there are bus stops within 800m. The site is fairly distant from local facilities and is likely to increase vehicular traffic in the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | you whether it's within 400m<br><br>GIS Layers for cycle lanes/facilities<br><br>Submitted Bid Documents |                          | technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <b>Air Quality</b>                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                          |                          |                                                                                                                                                                                                                                                        |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                        |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                          |                          |                                                                                                                                                                                                                                                        |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                 | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                                                                | Submitted Bid Documents                                                                                  | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.                               | 0                         |
| <b>Service Infrastructure</b>                                                                                         |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                          |                          |                                                                                                                                                                                                                                                        |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                          |                          |                                                                                                                                                                                                                                                        |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                               |                                                |                                                                                                                                                                                                                                                                                                                                      |                                                                      |                          |                                                                                                                                                                                              |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Kingswells School currently is at 98% capacity both now and in the long term. Bucksburn Academy is currently under capacity at 87%, however by 2020 it will be overcapacity. There is likely to be provision in the longer term once the new Countesswells Academy is built.<br><br>There is a Medical Practice 1.6km from the site. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                       | 0                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                                                                                                                                                                      |                                                                      |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                                                                                                                     | Site Visit<br>Submitted Bid Documents                                | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                      |                                                                      |                          |                                                                                                                                                                                              |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                               | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.            | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                                       | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                            | Climatic factors                           | Gently undulating site with generous tree cover providing shelter from the wind. Site is north facing.                                                                 | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                  | Material assets and climatic factors?      | Vehicular access is possible be via Old Skene Road and a new access road into the development.                                                                         | Submitted Traffic Assessments                                                                | +                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Neighbourhood centre is within 1.4km. Employment opportunities are within 1.1km. The closest bus stop is within 420m. There is a Park and Ride within 1km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                 | 0                        | N/A                                                                                                                                                     | 0                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                        |                                                                                              |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                         | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Tree belt to south of site. Because site is slightly elevated, development would appear perched. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                                                      | 0                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                  |                                                                                                |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.    | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                              | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents         | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                      | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                   | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                               |                                               |                                |                                                                                                                                 |                                 |
| Promote economic growth,<br>social Inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Proposal will provide both private and<br>affordable housing. | Submitted Bid<br>Documents                    | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements and<br>affordable housing. | +                               |

## B0401 – Land at Granitehill Road

200 Houses 2.3ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>SEPA flood maps show there is little chance (0.1%) of surface flooding on a small section to the north of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>                                                                                                            | +                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | +                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                          |                                                                                                                                         |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | <p>The northern part of the site is identified as being an area of potential bat habitat. However, the site itself is brownfield land and is of little natural interest.</p>                                                                                    | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Bat Survey may be required at planning application stage.                                                                               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                           | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| <a href="#">Climate Change Mitigation</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <a href="#">Air Quality</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new                                                                                                                                                                                                             | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative                                                                                                                                                                                                                                                                                                                                                                                                                        | Submitted Bid Documents                                                                                                                                     | -                        | New development should consider sustainable travel                                                                                                                                                                                                                                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                            | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Air Quality Management Area (AQMA)?                                                                                                                                                                                                                                                              |                                                | environmental impacts during and post construction.                                                                                                                                                                                                                                                                              |                                                                      |                          | methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                  |                                                                      |                          |                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity. Northfield Academy has capacity. Capacity is expected to decrease overtime however it would still be sufficient.<br><br>There is a medical practice is within 400m of the site. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                                                                  |                                                                      |                          |                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil                                                                                                                             | Site Visit<br><br>Submitted Bid Documents                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain                                                                                   | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                              | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            | quality through remediation or decontamination works undertaken prior to development.                                                                 |                                                                                              |                          | number of homes to be accommodated on brownfield land.                                                                                                  |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                       |                                                                                              |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                      | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | The site is flat with some vegetation and buildings to the north providing some shelter from northerly winds. Site faces north.                       | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Access to the site is possible from Granitehill Road. The road has the potential to cope with any generated traffic from the residential development. | Submitted Traffic Assessments                                                                | +                        | Travel Assessment/ Travel Plan may be required as part of the planning application.                                                                     | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                              | Information available – GIS/site visit?                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                      | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops are located within 400m of the site. Employment opportunities are available adjacent to the site.         | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities               | ++                       | N/A                                                                                                                                        | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                    |                                            |                                                                                                                                                                       |                                                                                            |                          |                                                                                                                                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                   | Material Assets                            | Development will provide residential uses on a site that is well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br><br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                     | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                       | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                         | Existing LDP allocations for Waste Facilities<br><br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                              | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                         | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                  | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Planning Policy – Planning<br>for Zero Waste?                                                                                                                         |                                                     |                                                                                                  |                                               |                                | where appropriate, as<br>per LDP policy.                                                                                       |                                 |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                  |                                               |                                |                                                                                                                                |                                 |
| Promote economic growth,<br>social Inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Proposal is for residential development<br>and will include a portion for affordable<br>housing. | Submitted Bid<br>Documents                    | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements or<br>affordable housing. | +                               |

## B0402 – Former Factory, Granitehill Road

170 Houses 2.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and<br>Human Health                           | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish<br>Water Layer         | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                   | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>           | Water, Climatic Factors and Human Health   | <p>SEPA flood maps show there is some chance (0.5%) of surface flooding on a section to the south of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>                                                                                                                                                                                                                                                                                          | <p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>                                                                                             | +                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                                                                                                                                                      | +                         |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                              |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                    | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and</p> | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                                   |                                                                  |                          | sustainable and active travel.                                                                                                                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                |                                                                                                                                                                                                                                                                   |                                                                  |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                     | Submitted Bid Documents                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                   |                                                                  |                          |                                                                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity. Northfield Academy has capacity. Capacity is expected to decrease overtime however it would still be sufficient. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                   | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                            |                                            | There is a medical practice is within 350m of the site.                                                                                                                                                                                                                                                                                 |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| <p><a href="#">Soils</a></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                                                                         |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.                                              | Site Visit Submitted Bid Documents                                              | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                       |                                            | Records show there is potential contamination on site. This is probably due to the site comprising a former factory. The land to the east where the Treasure Hub is located is also shown on record to be potentially contaminated yet has been developed. It is considered that there are unlikely to be any major issues on the site. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                         |                                                                                 |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                      | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                              | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | The site is flat with some vegetation and buildings to the north providing some shelter from northerly winds. Site faces north.                               | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Access to the site is possible from Granitehill Road. The road has the potential to cope with any generated traffic from the residential development.         | Submitted Traffic Assessments                                                                | +                        | Travel Assessment/ Travel Plan may be required as part of the planning application.                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops are located within 400m of the site. Employment opportunities are available adjacent to the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                 | ++                       | N/A                                                                                                                                                     | ++                        |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                       |                                            |                                                                                                                                                               |                                                                                              |                          |                                                                                                                                                         |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                              | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide residential uses on a site that is well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                                           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                         | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                              | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                                                                                                       |                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                   | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social Inclusion, environmental improvement, health and safety. | Population                                          | Proposal is for residential development and will include a portion for affordable housing. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                               |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                          | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                             |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                   | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                               | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | The northern part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>Submitted Bid Documents                                                                                            | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.  | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                           |                                                                                                                                                 |                          |                                                                                                                                          |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | There are a few semi-mature trees on site and it is identified as being an area of potential bat habitat.                                                                                 | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Due regard will be given to the preservation of semi-mature trees on site.<br>Bat Survey will be required at planning application stage. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| <p><u>Climate Change mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy</li> <li>Reduce vulnerability to the effects of climate change</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                            | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants</li> </ul>                                                                                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                            | Information available – GIS/site visit?                             | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                          | Air                                            | Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.                                   | Submitted Bid Documents                                             | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights</li> <li>Protect and enhance human health</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety;</li> </ul> |                                                |                                                                                                                                                                                                     |                                                                     |                          |                                                                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area<br>Health provision                                                                                                                                                                                     | Population and human health or material assets | The primary school is currently overcapacity and the secondary school although it presently has enough capacity, it is forecasted to be over capacity in 2025.<br>There is a GP 920m from the site. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity    | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                   | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space                                                                                                                                                |                                                | There will be little loss of open space as existing building will be replaced with residential development.                                                                                         | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                                                                | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| or result in a loss of open space?                                                                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                            | Existing LDP allocations for GSN                                                |                          |                                                                                                                                                                                                                        |                           |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality</li> </ul>                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                   | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Submitted Bid Documents                                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                              |                                            | Records show there is potential contamination on the site.                                                                                                                                                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/sustainability constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services</li> <li>Protect and enhance outdoor access opportunities and access rights</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                            | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is flat and southwest facing. There are few semi-mature trees providing little shelter from northerly winds.                                                                                                                                  | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Vehicular access to the site would be via Don Street – this is not expected to present a problem.                                                                                                                                                  | Submitted Traffic Assessments                                                                | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.<br><br>Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                 | ++                       | N/A                                                                                                                                                     | ++                        |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                         | Scoring – post mitigation |
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| <a href="#">Landscape Designated sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                                                                                    |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Development on the site would not impact negatively on the landscape because there is an existing unattractive building in place which would be replaced. The proposal is likely to improve the landscape setting as it would be more attractive. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | +                        | N/A                                                                                                                                                | +                         |
| <a href="#">Material assets</a> <ul style="list-style-type: none"> <li>Minimise waste</li> </ul>                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                    | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).                                                       | Submitted Bid Documents<br><br>Site Visit                                                              | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                                 | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                     | Existing LDP allocations for Waste Facilities                                                          | ++                       | N/A                                                                                                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                                          | Submitted Bid Documents                                                                                                |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                 | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents                             | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment</li> </ul>                                                                                                                       |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Development is located within a Conservation Area and has the potential to either positively or negatively affect the conservation area. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Development will be required to respect and enhance the Conservation Area as per LDP Policy and national legislation.                                                            | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social Inclusion, environmental improvement, health and safety;</li> </ul>                                                                                                              |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/ Related SEA topic if applicable | Comments                                                                                          | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                   | Scoring – post mitigation |
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| Promote economic growth, social Inclusion, environmental improvement, health and safety; | Population                                 | Proposal is for 50 housing units, both private and affordable. This will help to meet local need. | Submitted Bid Documents                 | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                         |

## B0702 – Raeden, Westburn Road

Housing 2.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>        |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                   | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                      |                                                     | Connection is possible.                                                                                                                                                                                                                                                 | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                            | Water and Human Health                              | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                               | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                     | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                              | Scoring –<br>post<br>mitigation |
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| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                                   |                                                     |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                            |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>There are several TPOs on site. These could potentially be affected by development. The western part of the site is in the Green Space Network with grassland being the major habitat. During the site visit it was evident that the site is not used for amenity purposes.</p> <p>Records show most of the site is an area of potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                                 | <p>Careful design in order to retain TPO trees on site.</p> <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | -                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                            |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                                | Climatic Factors                                    | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops</p>                                                                                                                                      | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                                  | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>                                                                                                                                                                                                         | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                    | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                     | within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities<br>Submitted Bid Documents |                                | the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                 |                                 |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                                                                                                                                          |                                                                  |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                            | Submitted Bid Documents                                          | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                          |                                                                  |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                 | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                       | Population and human health or material assets | Mile-End Primary is currently running overcapacity (103%). Capacity is expected to decrease. Forecasts for 2025 show it running at 123% overcapacity.<br><br>Aberdeen Grammar is running at full capacity at present (100%). Capacity is expected to decrease. Forecasts for 2025 show it running at 119% overcapacity.<br><br>A hospital is within 400m of the site. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                     | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?          |                                                | Development will result in the loss/severance of part of the green space network.                                                                                                                                                                                                                                                                                     | Submitted Bid Documents                                              | --                       | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network policy. | --                        |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                          |                                                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                    | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                                                                                                                                                      | Site Visit<br>Submitted Bid Documents                                | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.                    | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                              | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                       |                                                                                              |                          | Re-use of soil in local area.                                                                                                                             |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                       |                                                                                              |                          |                                                                                                                                                           |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                                                      | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                       | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is surrounded by tree cover to the north and south and west, providing adequate shelter from northerly winds.<br><br>East facing site. Mostly flat site with some gentle slopes. | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.   | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site is accessible from Midstocket Road, however this may include the removal of some trees. Access can also be taken from Raeden Park Road which also serves a school.               | Submitted Traffic Assessments                                                                | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Plan/Assessment may be required during the | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                 | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                  | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                          |                                            |                                                                                                                                                                          |                                                                                                |                          | planning application process.                               |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | ++                       | N/A                                                         | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                          |                                                                                                |                          |                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The site is within an urban area and has several mature trees (broadleaved and mixed woodland) which should be preserved during redevelopment.                           | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful site design to ensure preservation of mature trees. | +                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                                          |                                                                                                |                          |                                                             |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                             | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                            | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                         | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                                                 | Submitted Bid Documents                                                                                                |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                        | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents                             | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Raeden Nursery Walled Garden on western part of site. It is a mid-18th century category C-listed rectangular-plan course granite walled garden. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | --                       | Development will be required to respect and preserve/enhance the walled garden as per LDP Policy and national legislation.                                                       | -                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                         | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                  | Scoring –<br>post<br>mitigation |
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| Promote economic growth,<br>social Inclusion,<br>environmental<br>improvement, health and<br>safety. | Population                                          | Proposal is for residential development<br>and will include a portion for affordable<br>housing. | Submitted Bid<br>Documents                    | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements or<br>affordable housing. | +                               |

## B0802 – The Granary, Fredrick Street

Housing 0.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                  | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>The SEPA flood maps show flood risk on site. There is one flooding incident recorded approx. 75 from the site. This was due to blocked pipe work. A culverted drain crossed the site east to west at the southern edge.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | GIS Layers for Flood Risk<br>Submitted Bid Documents                                                                                            | +                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.     | +                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                 |                          |                                                                                                                                             |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | <p>There are no environmental designations on site. Swift, Merlin and Bats have been recorded within 100 metres of the site.</p>                                                                                                                                                                                                                                    | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | 0                        | <p>Bat Survey may be required at planning application stage.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                       | Climatic Factors                           | <p>The intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to Local Air Quality Management thresholds                                                                                                                                                                                     | Air                                        | Site is next to the East North Street / Commerce Street Air Quality Management Area. This is a busy transport route;                                                                                                                                                                                                                                       | Air Quality Action Plan                                                                                                                                     | 0                        | N/A                                                                                                                                                                                                                                                                                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| being breached in Aberdeen’s existing Air Quality Management Areas?                                                                                                                                                                                                                                    |                                                | however, the site is relatively small and development is not expected to breach the existing AQMA.                                                                                                                                                                           | Submitted Bid Documents                                                     |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                                  |                                                | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                | Submitted Bid Documents                                                     | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>• Protect and enhance outdoor access opportunities and access rights.</li> <li>• Protect and enhance human health.</li> <li>• Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                              |                                                                             |                          |                                                                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                           | Population and human health or material assets | <p>Hanover Street Primary School which will be at capacity by 2021.</p> <p>Harlaw Academy will be over capacity by 2019. However, this is a very small site which would generate a limited amount of houses.</p> <p>There is a healthcare facility adjacent to the site.</p> | <p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p> | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                   | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Submitted Bid Documents                                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Records show approximately half the site could be contaminated due to the joinery use next to the site.                                                                                                                                                                                    | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?                                                                                                                                                                                                                | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                    | Submitted Bid Documents                                                         | +                        | N/A                                                                                                                                                                                                                    | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?  | Scoring – post mitigation |
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| Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                        |                                            |                                                                                                                                                                         | GIS Layers for gas networks, gas pipelines, Site Visit                       |                          |                             |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                            | Climatic factors                           | The site is sheltered as it is part of the existing urban areas. Flat site in a built-up area.                                                                          | Submitted Bid Documents<br>Aerial Map<br>Site Visit                          | +                        | N/A                         | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                   | Material assets and climatic factors?      | Vehicular access to the site would be via Frederick Street – this is not expected to present a problem.                                                                 | Submitted Traffic Assessments                                                | +                        | N/A                         | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 800m of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                         | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                         |                                                                              |                          |                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                                    | Landscape                                  | Development on the site would not impact negatively on the landscape because at present the site is lying vacant. The                                                   | Landscape Character Assessment                                               | 0                        | Retention of trees on site. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                             | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                         | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? |                                            | proposal is likely to improve the landscape setting as it would be more attractive.<br><br>There are a number of small trees around the edge of the site – these may be affected by the development. | Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit             |                          |                                                                                                                                                    |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                |                                            |                                                                                                                                                                                                      |                                                                              |                          |                                                                                                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                               | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).          | Submitted Bid Documents<br><br>Site Visit                                    | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                   | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                        | Existing LDP allocations for Waste Facilities<br><br>Submitted Bid Documents | ++                       | N/A                                                                                                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents                             | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site abuts the Category B listed building (60 Fredrick Street) and sits opposite the Category C listed Fredrick Street School (former). There are sites and monuments records close to the site, including tram rosette, stone cups, Knight Templar Hospice (demolished) and post medieval level. The design of the development has the potential to either positively or negatively affect these historical buildings/features. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Development will be required to have regard to the listed buildings in close proximity.                                                                                          | 0                         |
| <p><u>Population</u></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                              | Objective/ Related SEA topic if applicable | Comments                                                                                          | Information available – GIS/site visit?                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                   | Scoring – post mitigation |
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| Promote economic growth, social Inclusion, environmental improvement, health and safety.                         | Population                                 | Proposal is for both private and affordable residential uses – this will help to meet local need. | Submitted Bid Documents                                     | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                         |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                   |                                                             |                          |                                                                                                              |                           |
| Protect and enhance human health.                                                                                | Human health and air quality               | Proposal will provide housing that will meet local needs.                                         | Aberdeen Air Quality Action Plan<br>Submitted Bid Documents | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                         |

## B0804 – Urquhart Building, City Hospital

Housing 0.28ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                              | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                 |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                       | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <a href="#">Climate Change Mitigation</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> </ul>                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>The intensification of uses on site for residential purposes will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                | Submitted Bid Documents                                                                                                                                     | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                                                                   |                                                                  |                          | against any negative impact on air quality.                                                                                                |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                   |                                                                  |                          |                                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | <p>Hanover Street Primary School which will be at capacity by 2021.</p> <p>Harlaw Academy will be over capacity by 2019.</p> <p>There is a healthcare facility within 800m of the site.</p>                                                                                                       | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                                   |                                                                  |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | <p>Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p> | Site Visit<br>Submitted Bid Documents                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                                             |                                                | <p>Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are</p>                                                                                                                      | GIS Layers for contamination, Historic Land-use, Landscape       | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or                                             | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                           | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | currently in use therefore there are unlikely to be any issues.                                                    | Character Assessment                                                                         |                          | contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.                                 |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                    |                                                                                              |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                                            | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | This is a flat site facing east. Site has several mature trees providing some shelter from northerly winds.        | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Vehicular access to the site would be via Urquhart Road and Park Road – this is not expected to present a problem. | Submitted Traffic Assessments                                                                | +                        | N/A                                                                                                                                                     | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                           | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                      |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                       | Climatic factors and human health          | Site is within 500m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.<br><br>Employment opportunities exist within 1km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | ++                       | N/A                                                  | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                      |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The site is within an urban area and has several mature trees.                                                                                                                | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Retention of trees on site.                          | 0                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                      |                           |
| Will the option minimise demand on primary resources e.g. does the                                                                                                                                                                                                                           | Material Assets                            | Development will provide residential uses on a brownfield site which is already well-connected to suitable infrastructure                                                     | Submitted Bid Documents                                                                                | +                        | LDP Spatial Strategy encourages the redevelopment of | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                 | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                                                 |                                                                                              | (social, transport, water-delivery, sewerage, energy, tele-communication).                                                                                                               | Site Visit                                                                             |                          | brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                                    |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                            | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                 | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                                                                              |                                                                                                                                                                                          |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory                                            | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site has a C-listed building comprising two sections: a one storey extension with a render finish (northern part of the site) attached to a traditional granite building (to the south). | GIS Layers for scheduled monuments, archaeological sites, listed buildings,            | -                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                      | Information<br>available –<br>GIS/site visit?    | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                  | Scoring –<br>post<br>mitigation |
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| historic battlefields, world<br>heritage sites or their<br>setting?                                                                                                   |                                                     | The main City Hospital building (to the<br>west) and 3no other buildings (to the east)<br>outwith the site are also C-listed. | conservation<br>area.<br><br>Canmore<br>Database |                                | Development will be<br>required to have<br>regard to the listed<br>buildings in close<br>proximity.                            |                                 |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                               |                                                  |                                |                                                                                                                                |                                 |
| Promote economic growth,<br>social Inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Proposal is both private and affordable<br>residential units. This will help to meet<br>local need.                           | Submitted Bid<br>Documents                       | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements or<br>affordable housing. | +                               |

## B1101 – Land at Garthdee Road

c.65 Houses 1.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections are possible.                                                                                                                                                                                                                                               | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>Some isolated areas of surface water flood risk in the immediate area. This is not expected to bring any problems.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>                                                                                                            | +                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | +                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                          |                                                                                                                                         |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | <p>Site forms part of the Green Belt and is in a predominantly residential area. No major impact on biodiversity.</p>                                                                                                                                          | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Habitat enhancements may reduce residual impact on habitat/species.                                                                     | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                       | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. For the proposed residential use, the site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new                                                                                                                                                                                                    | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative                                                                                                                                                                                                                                                                                                                              | Submitted Bid Documents                                                                                                                                     | -                        | New development should consider sustainable travel                                                                                                                                                                                                                                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                            | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                            | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Air Quality Management Area (AQMA)?                                                                                                                                                                                                                                                                    |                                                | environmental impacts during and post construction.                                                 |                                                                                                         |                          | methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>• Protect and enhance outdoor access opportunities and access rights.</li> <li>• Protect and enhance human health.</li> <li>• Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                     |                                                                                                         |                          |                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                           | Population and human health or material assets | Both Kaimhill Primary School and Harlaw Academy are overcapacity.                                   | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | --                       | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                | -                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                                     |                                                | Loss of open space that serves as part of the greenbelt. It is used as an outdoor recreation space. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                             | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                         | Information available – GIS/site visit?                                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           |                                            | Proposal will include some public open space areas within the residential development.                           | Submitted Bid Documents                                                                  | +                        | N/A                                                                                                                                                                                   | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                  |                                                                                          |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Submitted Bid Documents                                                    | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                  |                                                                                          |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                 | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                                                                                                                                   | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                              | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                      | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------|---------------------------|
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                 | Climatic factors                           | Southwest facing site with a slight slope (5m level change) going west to east. Adequate shelter from surrounding residential development.                                            | Submitted Bid Documents<br>Aerial Map<br>Site Visit                          | +                        | N/A                                                                             | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?        | Material assets and climatic factors?      | Site is adjacent to Auchinyell and Garthdee Road – both roads are capable of accommodating traffic generated from the development.                                                    | Submitted Traffic Assessments                                                | 0                        | Travel Plan/Assessment may be required during the planning application process. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                | Climatic factors and human health          | Garthdee retail park located less than one mile to the east. Inchgarth Community Centre and Kaimhill School within walking distance to the east. Bus stops adjacent to site boundary. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                             | +                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                              |                                            |                                                                                                                                                                                       |                                                                              |                          |                                                                                 |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                         | Existing LDP allocations for Waste Facilities<br><br>Submitted Bid Documents | ++                       | N/A                                                                             | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                            |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal is for both private and affordable residential development.                     | Submitted Bid Documents                                                                    | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing.                                                                     | +                         |

## B1102 – Kaimhill Outdoor Sports Centre

35 Houses 1.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>        |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                   | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                      |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                            | Water and Human Health                              | Connections are possible.                                                                                                                                                                                                                                               | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                   | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                          |                                                                                                                                                                                                                              |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>NESReC recorded Swift and Pink-footed Goose within the site and West European Hedgehog within 100m of the site boundary.</p> <p>Site forms part of the Green Space Network as outdoor recreation space – it has playing pitches with a tennis court and pavilion.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                          |                                                                                                                                                                                                                              |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. For the</p>                                                    | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce                                                                                  | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                    | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                     | proposed residential use, the site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities<br>Submitted Bid Documents |                                | the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                 |                                 |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                                                  |                                                                  |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                    | Submitted Bid Documents                                          | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                  |                                                                  |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                               | Population and human health or material assets | Both Kaimhill Primary School and Harlaw Academy are overcapacity.                                                                                                                                                                   | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | --                       | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | -                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Site forms part of the Green Space Network as outdoor recreation space. Development would result in the loss of valuable open space.                                                                                                | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.              | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                          |                                                | The proposal states that open space and new children's playground at the south of the site will be retained. Mature trees surrounding the site will also be retained.                                                               | Submitted Bid Documents                                                                                         | +                        | N/A                                                                                                    | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                                |                                                                                                                                                                                                                                     |                                                                                                                 |                          |                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or | Site Visit<br><br>Submitted Bid Documents                                                                       | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                   | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                      | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            | decontamination works undertaken prior to development.                                                                                                                                     |                                                                                      |                          | be accommodated on brownfield land.                                             |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                            |                                                                                      |                          |                                                                                 |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                                                           | Submitted Bid Documents<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                             | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | South facing, flat sit with adequate shelter from northerly winds.                                                                                                                         | Submitted Bid Documents<br>Aerial Map<br>Site Visit                                  | +                        | N/A                                                                             | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                                                                                                                          | Material assets and climatic factors?      | Site is adjacent to Devenick Place and Inchbrae Drive – both roads are capable of accommodating traffic generated from the development.                                                    | Submitted Traffic Assessments                                                        | 0                        | Travel Plan/Assessment may be required during the planning application process. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                              | Climatic factors and human health          | Garthdee retail park located less than one mile to the east. Inchgarth Community Centre and Kaimhill School within walking distance to the east.<br>Bus stops are within 400m of the site. | GIS Layer for bus stops/bus routes                                                   | +                        | N/A                                                                             | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                             |                                            |                                                                                                                                                                                   | Check distance to local facilities                                                     |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                    |                                            |                                                                                                                                                                                   |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                   | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                                           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                       | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                     | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                          | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                             | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------|
| Planning Policy – Planning for Zero Waste?                                                                                                                            |                                                     |                                                                      |                                               |                                |                                                                                                              |                                 |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                      |                                               |                                |                                                                                                              |                                 |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                          | Proposal is for both private and affordable residential development. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                               |

## Appendix 5.2 Bids: Other Proposals

B0111 – Cordyce School

B0113 – Cordyce School

B0301 – Kingsford

B0403 – Mastrick Clinic

B0803 – Resource Centre City Hospital

Former Bucksburn Primary School

City Centre Masterplan Intervention Area 1: Denburn

City Centre Masterplan Intervention Area 2: Heart of the City

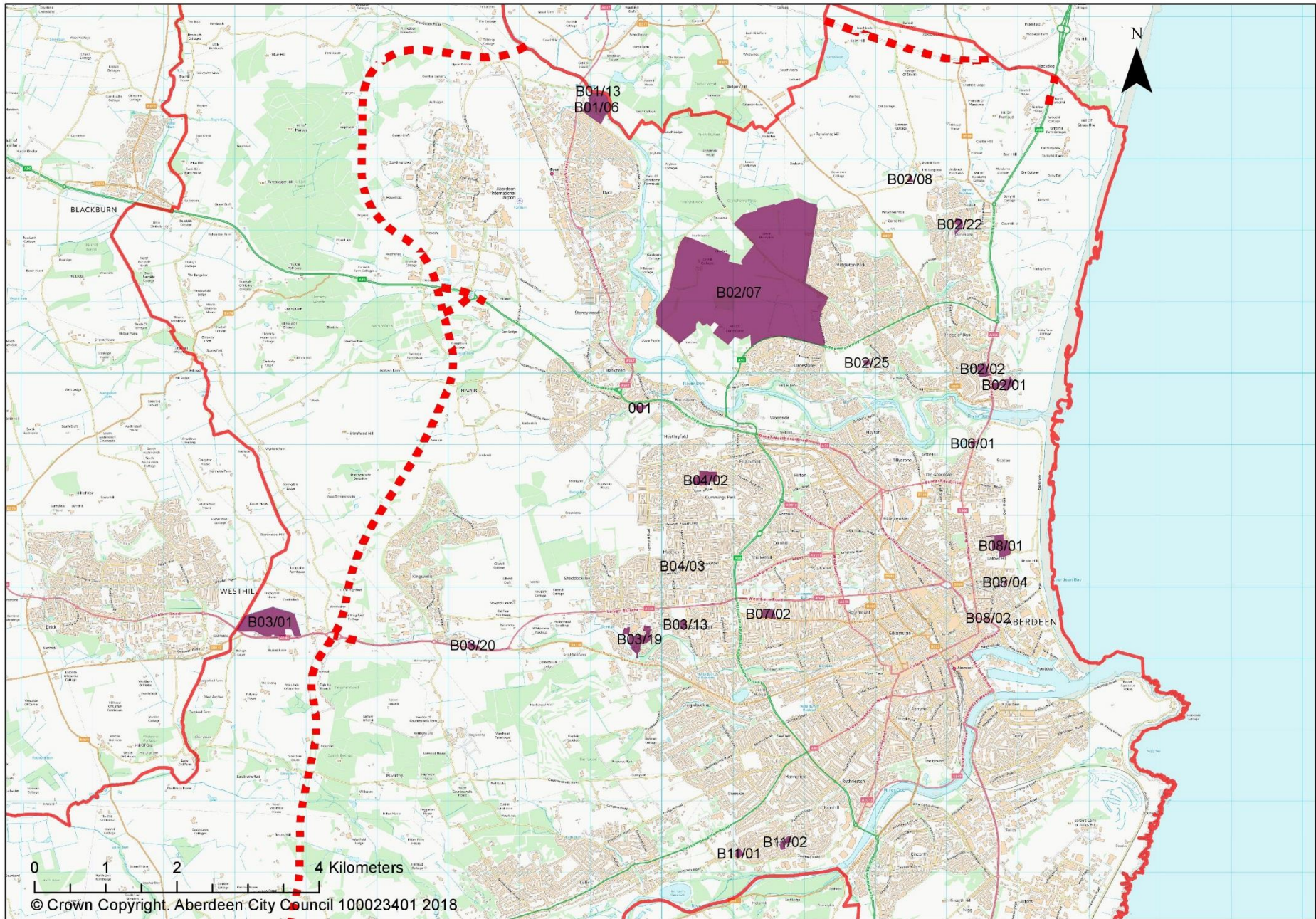
City Centre Masterplan Intervention Area 3: Queens Street

City Centre Masterplan Intervention Area 4: Union Street West

City Centre Masterplan Intervention Area 5: Station Gateway

City Centre Masterplan Intervention Area 6: Castlegate/Castlehill

City Centre Masterplan Intervention Area 7: North Dee/Torry Waterfront



## B0111 – Former Cordyce School

Health Care Facility 0.84ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                                     | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                  | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                   |                                |                                                                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a></p>                                                                                                                                                                | Water                                               | <p>Development has the potential to impact River Don, which bounds the site to the north. There is possibility of release of waterborne pollution into the river during construction.</p>                                                                                                             | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>                                                 | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     |                                                     | <p>Possibility of release of waterborne pollution into the River Don during construction.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and</p> | <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be a policy requiring all new</p> | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                     |                                            | water efficiency unless required to do so through mitigation measures.                                                                                                                                                                                                                                                                   |                                                      |                          | development to install water-saving technologies.                                                                                       |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                    |                                            | Yes. Connections are possible.                                                                                                                                                                                                                                                                                                           | GIS Scottish Water Layer                             | 0                        | N/A                                                                                                                                     | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                      | Water and Biodiversity, Fauna and Flora    | Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage. Potential for these pockets to be impacted if development is located therein.                                                                                                                                          | OS Map<br>GIS Hydrogeology Maps                      | -                        | Careful design and siting of development and incorporate SUDS.                                                                          | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                          | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer                   | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area? | Water, Climatic Factors and Human Health   | River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. It is noted, however that the river is some distance away from where development would occur.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                            | <p>Bio flora and fauna</p>                          | <p>Possible impact on River Don Local Nature Conservation Site which runs along the north and east of the site. Ancient woodland is present within the site. Site is zoned as Greenbelt. There is some ancient woodland on site which may be affected by development.</p> <p>Riverview Park, which surrounds the site is classed as part of the Green Space Network.</p> <p>Pipistrelle bats have been recorded around the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                          | <p>Ensure site design and layout incorporates landscaping (including native species) and the mature trees on boundaries that add to the biodiversity value of the area are retained. Due regard to be given to the LNCS and to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Bat survey will be required as bats are suspected on the site.</p> | <p>-</p>                        |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>Provision of a healthcare facility on site is likely to result in the slight increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 1km of shopping areas and there are bus stops within 400m. Proposed use has some potential to increase traffic and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                       | Submitted Bid Documents                                                                                                                                     | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                     | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                 | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                                                  |                                            |                                                                                                                                              |                                                                                                         |                          | against any negative impact on air quality.                                                                                                                                |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                              |                                                                                                         |                          |                                                                                                                                                                            |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                            | Development would result in some loss of open space and potentially some trees. Although current open space is not accessible to the public. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                  | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                            | Development has the potential to improve on the existing open space which is currently unused.                                               | Submitted Bid Documents                                                                                 | +                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network policy. | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                            |                                                                                                                                              |                                                                                                         |                          |                                                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil                                                                | Site Visit                                                                                              | +                        | LDP Strategy encourages the                                                                                                                                                | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                     | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                     | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Submitted Bid Documents                                                                      |                          | redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                              |                                                                                              |                          |                                                                                                                |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                                                                             | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                            | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is generally flat, west facing and has generous shelter from northerly winds provided by tree belts.                                                                                                    | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | N/A                                                                                                            | +                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                     | Material assets and climatic factors?      | Site is accessible via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic.                                                                                         | Submitted Traffic Assessments                                                                | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within 400m of a bus stop and is less than 1km from local shopping facilities and employment opportunities.                                                                                                                                                                                                           | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | +                        | N/A                                                                                                         | +                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                                                                                                                                                                               |                                                                                                |                          |                                                                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Development would have limited impact on landscape as the existing building on site is somewhat dilapidated, and not in use. The building would be replaced, and this would have a positive impact on landscape.<br><br>A healthcare facility would not be out of keeping with the general residential character of the area. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                                                                                                         | +                         |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land</a> ?                                                                                                            |                                            | Development has potential to impact mature tree belts surrounding the site. However, submitted documents show that most of the existing buildings will be used/improved upon, and there will be limited new structures.<br><br>Site is part of the River Don valley and is classed as Prime Landscape in the                  | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                  | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                        |                                            | Aberdeen Landscape Character Assessment.                                                                                                                                                  |                                                                                        |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                                                                                                                           |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide a healthcare use on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                                           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                             | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                  | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                          | Scoring –<br>post<br>mitigation |
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| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                |                                               |                                |                                                                                        |                                 |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                          | Proposal would provide a healthcare use which will promote the wellbeing of the local population. The proposed use would also create employment opportunities. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements. | +                               |

**B0113 – Cordyce**

Health & Fitness Village/ Mixed Use 9.2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                              |                                    |                                                                                                                                                         |                                 |
| Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a>                                                                                                                                                                       | Water                                               | Development has the potential to impact River Don, which bounds the site to the north. There is possibility of release of waterborne pollution into the river during construction.                                                                                                             | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br><br>OS Map<br><br>GIS Hydrogeology Maps<br><br>GIS Raster Aerial Photos | -                                  | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.                                                 | 0                               |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            |                                                     | Possibility of release of waterborne pollution into the River Don during construction.<br><br>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and | OS Map<br><br>GIS Hydrogeology Maps                                                                                                                                                                                          | -                                  | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                     |                                            | water efficiency unless required to do so through mitigation measures.                                                                                                                                                                                                                                                                   |                                                      |                          | development to install water-saving technologies.                                                                                       |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                    |                                            | Yes. Connections are possible.                                                                                                                                                                                                                                                                                                           | GIS Scottish Water Layer                             | 0                        | N/A                                                                                                                                     | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                      | Water and Biodiversity, Fauna and Flora    | Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage. Potential for these pockets to be impacted if development is located therein.                                                                                                                                          | OS Map<br>GIS Hydrogeology Maps                      | -                        | Careful design and siting of development and incorporate SUDS.                                                                          | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                          | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer                   | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area? | Water, Climatic Factors and Human Health   | River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. It is noted, however that the river is some distance away from where development would occur.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                            | <p>Bio flora and fauna</p>                          | <p>Possible impact on River Don Local Nature Conservation Site which runs along the north and east of the site. Ancient woodland is present within the site. Site is zoned as Greenbelt. There is some ancient woodland on site which may be affected by development.</p> <p>Riverview Park, which surrounds the site is classed as part of the Green Space Network.</p> <p>Pipistrelle bats have been recorded around the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                      | <p>Ensure site design and layout incorporates landscaping (including native species) and the mature trees on boundaries that add to the biodiversity value of the area are retained. Due regard to be given to the LNCS and to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Bat survey will be required as bats are suspected on the site.</p> | <p>-</p>                        |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>Provision of a health and fitness use on site is likely to result in an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 1km of shopping areas and there are bus stops within 400m. Proposed use has potential to increase traffic and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                             | Submitted Bid Documents                                                                                                                                     | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                     | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                 | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            |                                                                                                                                              |                                                                                                         |                          | against any negative impact on air quality.                                                                                                                                |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                              |                                                                                                         |                          |                                                                                                                                                                            |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                            | Development would result in some loss of open space and potentially some trees. Although current open space is not accessible to the public. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                  | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                            | Development has the potential to improve on the existing open space which is currently unused.                                               | Submitted Bid Documents                                                                                 | +                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network policy. | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                            |                                                                                                                                              |                                                                                                         |                          |                                                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil                                                                | Site Visit                                                                                              | +                        | LDP Strategy encourages the                                                                                                                                                | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                     | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                     | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Submitted Bid Documents                                                                      |                          | redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                              |                                                                                              |                          |                                                                                                                |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                                                                                                                             | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                            | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is generally flat, west facing and has generous shelter from northerly winds provided by tree belts.                                                                                                    | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | N/A                                                                                                            | +                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                     | Material assets and climatic factors?      | Site is accessible via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic.                                                                                         | Submitted Traffic Assessments                                                                | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                     |                                                                                                |                          | Transport Assessment/ Travel Plan may be required.                                                          |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within 400m of a bus stop and is less than 1km from local shopping facilities and employment opportunities.                                                                                                                                                                                                                 | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | +                        | N/A                                                                                                         | +                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                                                                                                                                                                                     |                                                                                                |                          |                                                                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Development would have limited impact on landscape as the existing building on site is somewhat dilapidated, and not in use. The building would be replaced, and this would have a positive impact on landscape.<br><br>A health and fitness centre would not be out of keeping with the general residential character of the area. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                                                                                                         | +                         |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape                                                                                                                                                             |                                            | Development has potential to impact mature tree belts surrounding the site. However, submitted documents show that most of the existing buildings will be used/improved upon, and there will be limited new structures.                                                                                                             | Landscape Character Assessment<br>Existing LDP allocations for                                 | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                               | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| and the qualities of <a href="#">wild land?</a>                                                                                                                                                                                                        |                                            | Site is part of the River Don valley and is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.                                                                 | Greenbelt and GSN<br>Site Visit                                                        |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                                                                                                                        |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide a leisure use on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                                           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                          | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                   | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                          | Scoring –<br>post<br>mitigation |
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| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                            |                                               |                                |                                                                                        |                                 |
| Promote economic growth,<br>social Inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Proposal would provide both health and fitness uses which will promote the wellbeing of the local population. The proposed use would also create employment opportunities. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements. | +                               |

## B0301 – New Stadium at Kingsford

Stadium 24.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                  | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                                                                                                                          | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                   | Scoring –<br>post<br>mitigation |
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| <b>Water</b> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                        |                                    |                                                                                                                                                 |                                 |
| Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a> ?                                                                                                                                                               | Water                                               | Site is adjacent to the Brodiach Burn / Ord Burn ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition. | <a href="https://www.sep.a.org.uk/data-visualisation/water-environment-hub/">https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</a><br><br>OS Map<br>GIS Hydrogeology Maps<br>GIS Raster Aerial Photos | -                                  | CEMP and Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. | 0                               |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                      |                                                     | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this large-scale development would likely be significant. See above re. impact on water environment.                                                                                                                                                                  | OS Map<br>GIS Hydrogeology Maps                                                                                                                                                                                        | -                                  | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.      | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections possible.                                                                                                                                                                                                                                                                                                                                 | GIS Scottish Water Layer                                 | 0                        | N/A                                                                                                                                     | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                                                                                                                                                                                                                                                           | Water and Biodiversity, Fauna and Flora    | Areas within the site are partially waterlogged. Potential impact on GWDTEs.                                                                                                                                                                                                                                                                          | OS Map<br>GIS Hydrogeology Maps                          | -                        | Careful siting and adequate SUDS to offset any significant impact(s).                                                                   | 0                         |
| <b>Flood Risk</b><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | The Brodiach Burn / Ord Burn the sites eastern boundary; a field drain (running east-west into the Brodiach) demarcates the northern site boundary. Both watercourses are shown to be prone to pluvial and fluvial flooding as identified by SEPA's flood risk map. This is only likely to affect the eastern and north-eastern sections of the site. | GIS Layers for Flood Risk<br><br>Submitted Bid Documents | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <b>Biodiversity, Flora and Fauna</b> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                       |                                                          |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                         | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>The site comprises of grassland and over grown bushes with semi-mature trees. Protected species may be an issue. Bats have been recorded on site.</p> <p>Designated Species recorded for this site by NESBReC are; Common Tern, Skylark and Kestrel. There have also been recordings of Pink-Footed Goose on the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | Habitat enhancements may reduce residual impact on habitat/species.                                                                                                                   | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                            |                                |                                                                                                                                                                                       |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                                    | <p>The provision of a football stadium and uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop along the A944 (350m from the centre of the site) with Stagecoach route 777 running between</p>                                                         | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by | -                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                      | Scoring – post mitigation |
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|                                                                                                                                                     |                                            | <p>Old Meldrum and Dyce Kirkhill Industrial Estate.</p> <p>Stagecoach route X17 travels along the A944 running between Aberdeen and Westhill/Echt. However, the closest bus stop would be on Straik Road in Westhill which is more than 2km away.</p> <p>Tesco Superstore is more than 1km from the site. Lawson Playing Fields are around 650m west of the site. Kingswells Medical Practice is over 2km away. Multiple other facilities are also more than 1km from the site.</p> | <p>Check distance to local facilities</p> <p>Submitted Bid Documents</p> |                          | <p>at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                          |                          |                                                                                                                                                                                                                                 |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                               | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                | Submitted Bid Documents                                                  | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p> | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                          |                          |                                                                                                                                                                                                                                 |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                           | Information<br>available –<br>GIS/site visit?                                                                   | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                            | Scoring –<br>post<br>mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                    |                                                                                                                 |                                    |                                                                                                                                                          |                                 |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?    |                                                     | No public open space present within site.                                                                                                                          | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | 0                                  | N/A                                                                                                                                                      | 0                               |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                            |                                                     | The proposal will lead to significantly increased usage of Core Path 91 on match days (running east-west along the sites southern boundary, adjacent to the A944). | GIS Layer on Core Paths/Cycle Lanes                                                                             | -                                  | Development will be required to safeguard core paths and rights of way and enhance links between paths.<br><br>Contributions required to offset impacts. | 0                               |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                             |                                                     | Opportunities to enhance elements of existing green networks.                                                                                                      | Submitted Bid Documents                                                                                         | 0                                  | Provision of new and/or retention of elements of existing green networks within the site as part of the development.                                     | +                               |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                             |                                                     |                                                                                                                                                                    |                                                                                                                 |                                    |                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                       | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Soils                                      | Site is on predominantly greenfield land (although it is recognised that site was previously used for landfill purposes). Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Submitted Bid Documents                                                | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| Are there any contaminated soils issues on the site and if so, will the option reduce contamination?                                                                                                                                                                |                                            | Records show two significant areas of contamination on site associated with waste tipping/ previous landfill uses.                                                                                             | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment      | -                        | Development will provide opportunity to remedy condition of site in respect of contamination.                                                                                         | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                |                                                                                      |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                            | The proposer has estimated that the expected development completion will be prior to the adoption of the LDP                                                                                                   | Submitted Bid Documents<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                                                                                                                                   | +                         |
| Site aspect – does the site make best use of solar                                                                                                                                                                                                                  | Climatic factors                           | Site is flat, southwest facing, generally low-lying with a tree belt to the west                                                                                                                               | Submitted Bid Documents<br>Aerial Map                                                | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit                                                                                               | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                               | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------|---------------------------|
| gain? Is the site protected from prevailing winds?                                                                                                                                                                                 |                                            | providing some shelter from northerly winds.                                                                                                                                                                           | Site Visit                                                                                     |                          | from passive solar gain and shelter from winds, as per the LDP.                                  |                           |
| Vehicular Access constraints or opportunities -<br>Road network capable of accommodating traffic generated?                                                                                                                        | Material assets and climatic factors?      | Potentially significant road network issues, albeit it is recognised that significant impacts would be limited to matchdays.                                                                                           | Submitted Traffic Assessments                                                                  | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                             | Climatic factors and human health          | Tesco Superstore is more than 1km from the site. Lawson Playing Fields are around 650m west of the site. Kingswells Medical Practice is over 2km away. Multiple other facilities are also more than 1km from the site. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | 0                        | Provision of future services and linkages.                                                       | +                         |
| <b>Landscape Designated Sites</b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                            |                                            |                                                                                                                                                                                                                        |                                                                                                |                          |                                                                                                  |                           |
| <b>Non-designated landscape features and key landscape interests</b><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing | Landscape                                  | Proposed uses would intrude into the surrounding landscape which is open farmland/fields with scattered cottages.                                                                                                      | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Retain and enhance setting through careful design and landscaping to limit impacts.              | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                              | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| townscape and character of surrounding area?                                                                                                                                                                                                           |                                            |                                                                                                                                                       |                                                                                                |                          |                                                                                                                                                                                  |                           |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land</a> ?                                                                          |                                            | Site is classed as open farmland and comprises six agricultural fields. Site is largely undeveloped with some semi-mature trees and overgrown bushes. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | As above.                                                                                                                                                                        | 0                         |
| <b>Material Assets</b>                                                                                                                                                                                                                                 |                                            |                                                                                                                                                       |                                                                                                |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                       |                                                                                                |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                         | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                              | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents         | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                 | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                         | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate? | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------|-------------------------------|---------------------------------|
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                  |                                               |                                    |                               |                                 |
| Promote economic growth,<br>social inclusion,<br>environmental<br>improvement, health and<br>safety.                                                         | Population                                          | Provision of community facilities and<br>socio-economic benefits at local and<br>regional scale. | Submitted Bid<br>Documents                    | ++                                 | N/A                           | ++                              |

## B0803 – Resource Centre, City Hospital

Retail/ Commercial 0.16ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                              | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                 |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                       | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <a href="#">Climate Change Mitigation</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> </ul>                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                       |                                            |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>Site is currently in use for healthcare uses. Proposed retail and employment use has the potential increase energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | 0                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                      | Submitted Bid Documents                                                                                                                                     | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          | against any negative impact on air quality.                                                                                                                                                                            |                           |
| <p><a href="#">Soils</a></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit Submitted Bid Documents                                              | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                       |                                            | Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.                                                      | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                               | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.            | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                            | Climatic factors                           | The site is flat with semi-mature trees around the site providing reasonable shelter from northerly winds. Site faces west.                                            | Submitted Bid Documents<br><br>Aerial Map<br><br>Site Visit                                  | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                   | Material assets and climatic factors?      | Vehicular access to the site would be via Urquhart Road and Park Road – this is not expected to present a problem.                                                     | Submitted Traffic Assessments                                                                | 0                        | N/A                                                                                                                                                     | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Site is within 500m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                 | ++                       | N/A                                                                                                                                                     | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                        |                                                                                              |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                       | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                         | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Site is in a largely urban area with some hedges and a few semi-mature trees                                                                                                                                   | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Retention of trees on site.                                                                                                                        | +                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                |                                                                                                |                          |                                                                                                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Development will provide employment and retail uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                                          | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                  | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                            | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents                             | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is one building on site with no significant architectural merit. There are several C-listed buildings outwith the site boundary to the north. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Development will be required to have regard to the listed buildings in close proximity.                                                                                          | 0                         |
| <p><u>Population</u></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                            | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                          | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social Inclusion, environmental improvement, health and safety. | Population                                          | Proposal will provide employment opportunities which will help boost economic activity in the area. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements. | +                               |

## Former Bucksburn Primary School

Residential/ Mixed Use 1.3ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                       |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                              | Water                                               | <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p> <p>Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                 |                                                     | Yes. Connections are possible.                                                                                                                                                                                                                                                        | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                       | Water and Human Health                              | Yes. Connections are possible.                                                                                                                                                                                                                                                        | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                         | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>According to the SEPA indicative flood map, there is medium risk (0.5% chance) of flooding on the site in any one year. There is one watercourse (Bucks Burn) just outside the north-western boundary of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>                                                                                                                    | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                            | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                          |                                                                                                                                                                    |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | <p>Site is brownfield and comprises a former primary school. There are some mature trees around the site to the north, east and west. These are on the boundaries and are therefore unlikely to be negatively impacted by the development.</p> <p>To the east, north and south of the site, the site is classified as a potential bat habitat.</p>             | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to mature tree belts surrounding site to ensure their retention.</p> | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                       | Climatic Factors                           | <p>Provision of residential uses on site is likely to result in an increase of energy use and consumption, transport movement and waste, as compared to the school that was previously on site.</p> <p>Site is within 1km of shopping areas and there are bus stops within 400m. There is likely to be an increase of traffic due to the development. This has the potential to have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new                                                                                                                                                                                                    |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative                                                                                                                                                                                                                                                                                                                                   | GIS Layers for Air Quality                                                                                                   | -                        | New development should consider sustainable travel                                                                                                                                                                                                                                                                          | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                              | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                            | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Air Quality Management Area (AQMA)?                                                                                                                                                                                                                                                              |                                                | environmental impacts during and post construction.                                                                                                                                                                                   | Management Areas<br>Air Quality Action Plan                      |                          | methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                       |                                                                  |                          |                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Brimmond Primary School is forecast to go over capacity in 2025, with overall capacity at 180%. Bucksburn Academy is forecast to go over capacity in 2025, with overall capacity at 135%.<br>A medical practice is located 530m away. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | --                       | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                       |                                                                  |                          |                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                      | Site Visit<br>Brownfield Urban Capacity Study                    | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not                                               | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                   | Information available – GIS/site visit?                                                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                            |                                                                                                                                                       |                          | affect the quality of the soil.<br>Re-use of soil in local area.                                                                                        |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                            |                                                                                                                                                       |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development is likely to be commenced within the LDP timeframe.                                                                            | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is mostly southeast facing. There is adequate shelter from mature trees to the north, east and west of the site. Site is mostly flat. | Aerial Map<br>Site Visit                                                                                                                              | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Access would be via Howes Road however further access may need to be created to serve the development.                                     | Aerial Map<br>Site Visit                                                                                                                              | -                        | Access road(s) would need to be delivered to the satisfaction of the                                                                                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                               | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                           | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------|---------------------------|
| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                        |                                                                                                |                          | Council as Roads Authority.                          |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within 800m of local shopping facilities, schools and a medical practice. Bus stops are available within 400m of the site.                                                     | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | ++                       | N/A                                                  | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                                        |                                                                                                |                          |                                                      |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Some mature tree belts around the site to the north, east and west. Development would not have a negative impact on the surrounding landscape given the shelter provided by the trees. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        |                                                      | +                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                                                        |                                                                                                |                          |                                                      |                           |
| Will the option minimise demand on primary resources e.g. does the                                                                                                                                                                                                                       | Material Assets                            | Development will provide a residential use on a brownfield site which is already well-connected to suitable infrastructure                                                             | Site Visit<br>Site Proposal / Masterplan /                                                     | +                        | LDP Spatial Strategy encourages the redevelopment of | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                                                 |                                            | (social, water-delivery, sewerage, energy, tele-communication).                               | Development Framework                                                         |                          | brownfield land for various uses.                                                                                                                                                |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                 | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)                   | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                               |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide housing or compatible community uses to meet local need.                | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

## City Centre Masterplan Area 1: Denburn Valley

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                     |                                |                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a></p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Denburn is located west of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>                                                                                                                             | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     |                                                     | <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                              | <p>There will be a policy requiring all new development to install water-saving technologies.</p>              | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                            | Information available – GIS/site visit?                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | Connections already in place.                                                                                                                                                                                       | GIS Scottish Water Layer                                | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Connections already in place.                                                                                                                                                                                       | OS Map<br>GIS Scottish Water Layer                      | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | Little chance of flooding and surface water flooding to the north of the site.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br><br>City Centre Masterplan | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                     |                                                         |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                          | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Site includes potential bat habitats which could be affected.</p> <p>Union Terrace Gardens is part of the site and comprises several mature trees. Development includes enhancing the Gardens.</p> <p>Parts of the site make up part of the Green Space Network. Development is looking to retain the GSN and strengthen the urban wildlife corridor.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | 0                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | +                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                            |                          |                                                                                                                                                                                                                     |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The intensification of uses on site for residential and mixed use purposes will lead to increase of energy-use and consumption, and waste.</p> <p>Site is within 400m of a bus stop and local facilities. It is within the city centre and is very accessible.</p>                                                                                        | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | +                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by                               | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                |                                            |                                                                                                                                                                               | City Centre Masterplan                  |                          | at least 15% below 2007 building standards. Refurbished buildings will be encouraged to take measures to be energy efficient.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.         |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                               |                                         |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                          |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | City Centre Masterplan                  | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                               |                                         |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                       | Objective/ Related SEA topic if applicable            | Comments                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                              | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                |                                                       |                                                                                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                         |                           |
| <p>Education capacity - Secondary School Catchment Area/ Primary school catchment area.</p> <p>Health provision.</p>                                                                      | <p>Population and human health or material assets</p> | <p>Gilcomstoun Primary School will be overcapacity by 2019. Skene Square Primary School will be overcapacity by 2021.</p> <p>Aberdeen Grammar will be over capacity by 2021.</p> <p>There is a healthcare facility within 800m of the site.</p> | <p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>                                            | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.  | +                         |
| <p>To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?</p> |                                                       | <p>Proposal will have significant positive impact on Union Terrace Gardens – as it's about enhancing the Gardens and strengthening the urban wildlife corridor.</p>                                                                             | <p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p> | ++                       | N/A                                                                                                     | ++                        |
| <p>To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?</p>                                         |                                                       | <p>No impact on core paths within the site.</p>                                                                                                                                                                                                 | <p>GIS Layer on Core Paths/Cycle Lanes</p>                                                                             | 0                        | Development will be required to safeguard core paths and rights of way and enhance links between paths. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                              |                                            | Development will enhance the green space and integrate the network to the Denburn corridor.                                                                                                                                                                                                | City Centre Masterplan                                                          | ++                       | N/A                                                                                                                                                                                                                    | ++                        |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                              |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                        | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                   |                                            | Some contamination to the north and northeast of the site.                                                                                                                                                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                  | Information available – GIS/site visit?                                             | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                             |                                            |                                                                                           |                                                                                     |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development will be delivered within the LDP timeframe.                                   | City Centre Masterplan<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                             | Climatic factors                           | Part of the site is south facing, while part of it is east facing. Site is not very flat. | City Centre Masterplan<br>Aerial Map<br>Site Visit                                  | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Site has adequate vehicular access.                                                       | City Centre Masterplan                                                              | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                            | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities.   | GIS Layer for bus stops/bus routes<br>Check distance to local facilities            | ++                       | N/A                                                                                                                                                     | ++                        |
| <a href="#">Landscape Designated Sites</a>                                                                                                        |                                            |                                                                                           |                                                                                     |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                         | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                    |                                            |                                                                                                                                                                                                                         |                                                                                                |                          |                                                                                                                                                    |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is within an urban area and includes Union Terrace Gardens which comprises several mature trees. These are going to be retained.                                                                                   | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                                                                                                                                                | +                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                         |                                                                                                |                          |                                                                                                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                | Material Assets                            | Development includes provision of residential and mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication). | City Centre Masterplan<br>Site Visit                                                           | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                    | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                           | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan                        | ++                       | N/A                                                                                                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                 | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site has 9 listed buildings/features. All of which are either A or B listed. Development seeks to retain and reuse the listed buildings. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | 0                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and links with landscape   | Development will improve access to the listed buildings, in particular those that have been empty for several years.                     | City Centre Masterplan                                                                                                 | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                           | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                    |                                               |                                |                                                                                                               |                                 |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                          | Proposal will fulfil part of the City Centre Masterplan - it will provide housing which will help to meet local needs, and it will bring environmental improvements which would benefit the whole City. Proposal will also introduce new amenities which will boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                        | ++                             | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                              |

## City Centre Masterplan Area 2: Heart of the City

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>Little chance of flooding and surface water flooding in different parts of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>City Centre Masterplan</p>                                                                                                             | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                  |                                                                                                                                                                            |                          |                                                                                                                                         |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                           | Bio flora and fauna                        | <p>Site includes potential bat habitats which could be affected.</p>                                                                                                                                                             | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Bat Survey will be required at planning application stage.                                                                              | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                           | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------|---------------------------|
| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                            |                          |                            |                           |
| <a href="#">Climate Change Mitigation</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                            |                          |                            |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                | Climatic Factors                           | <p>Proposal includes enhancement and repairs on existing building stock with the aim to enhance energy efficiency through air tightness improvements, service upgrades and renewable technology retrofits.</p> <p>Proposal is within the city centre and site is accessible. It includes removing car-borne traffic and encouraging sustainable transport modes.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p> | ++                       | N/A                        | ++                        |
| <a href="#">Air Quality</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                            |                          |                            |                           |
| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?                                                                                                                          | Air                                        | <p>Proposal includes removing car borne traffic from an air quality management area. It encourages sustainable modes of traffic.</p>                                                                                                                                                                                                                                 | <p>Air Quality Action Plan</p> <p>City Centre Masterplan</p>                                                                                               | ++                       | N/A                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                                | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | City Centre Masterplan                                                                                  | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                               |                                                                                                         |                          |                                                                                                                                                                                                                          |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               | Population and human health or material assets | Improvement to public realm will improve access to open spaces within close proximity to the site location.                                                                   | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | ++                       | N/A                                                                                                                                                                                                                      | ++                        |
| To what extent will the proposal affect core path links or other key access networks such as cycle                                                                                                                                                                                               |                                                | Positive impact on core paths as proposal includes high quality public realm scheme.                                                                                          | GIS Layer on Core Paths/Cycle Lanes                                                                     | ++                       | N/A                                                                                                                                                                                                                      | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| paths, coastal paths and rights of way?                                                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Some contamination to the northwest of the site.                                                                                                                                                                                                                                           | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.            | Material assets                            | Development will be delivered within the LDP timeframe.                                 | City Centre Masterplan<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                            | Climatic factors                           | Site has various aspects: south, north and east facing.                                 | City Centre Masterplan<br><br>Aerial Map<br><br>Site Visit                                  | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                   | Material assets and climatic factors?      | Site has adequate vehicular access.                                                     | City Centre Masterplan                                                                      | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                | ++                       | N/A                                                                                                                                                     | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                         |                                                                                             |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Existing townscape features in the city centre location will be maintained.                   | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                        | +                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                               |                                                                                                |                          |                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Development will revitalise existing building stock and enhance the existing public realm.    | City Centre Masterplan<br>Site Visit                                                           | +                        | N/A                        | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan                        | ++                       | N/A                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                  | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development includes provision of adequate space for kerbside collection or recycling facilities.                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                           |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site includes several A, B and C listed buildings/features. The enhancement of the building stock is expected to be sympathetic to their historic nature. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and links with landscape   | Public real improvements and enhancement of the buildings and the frontages will improve access to the historic environment.                              | City Centre Masterplan                                                                                                 | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                              | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <a href="#">Population</a>                                                                                                                 |                                            |                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                   | Population                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                                     | ++                       | N/A                        | ++                        |
| <a href="#">Human Health</a>                                                                                                               |                                            |                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                        |                                            |                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| Protect and enhance human health.                                                                                                          | Human health and air quality               | Proposal includes removal of cars from an air quality management area, with the rationalisation of bus infrastructure and expansion of pedestrian footways. This will have a positive impact on human health in the area.             | Aberdeen Air Quality Action Plan<br>City Centre Masterplan | ++                       | N/A                        | ++                        |

## City Centre Masterplan Area 3: Queens Square

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>       | Water, Climatic Factors and Human Health   | <p>Low chance of surface water flooding.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>                                                                                                                                                                                 | <p>GIS Layers for Flood Risk</p> <p>City Centre Masterplan</p>                                                                                             | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                            |                          |                                                                                                                                         |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                | Climatic Factors                           | <p>Proposal includes redevelopment of existing buildings with provision of renewable energy sources and expansion of district heat network to connect to existing infrastructure.</p> <p>Proposal is within the city centre and site is accessible. It includes restricted vehicular movement, with priority on sustainable transport on some of the streets.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p> | ++                       | N/A                                                                                                                                     | ++                        |
| <p><a href="#">Air Quality</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                            |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                      | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?                                                                                                                                                             | Air                                            | Proposal includes restricting vehicular movement in part of the site and developing pedestrian-priority layout streets.                                                       | Air Quality Action Plan<br>City Centre Masterplan                | ++                       | N/A                                                                                                                                                                                                                      | ++                        |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                                | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | City Centre Masterplan                                           | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                               |                                                                  |                          |                                                                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.                                                                                                                                                                                                          | Population and human health or material assets | Gilcomstoun Primary School will be overcapacity in 2019.<br>Aberdeen Grammar will be overcapacity in 2021.                                                                    | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| Health provision.                                                                                                                          |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                            | High quality improvements to public realm which includes core path adjacent to the site.                                                                                                                                                                                                   | GIS Layer on Core Paths/Cycle Lanes                                             | +                        | N/A                                                                                                                                                                                                                    | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>         |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                       |                                            | Some contamination to the southwest and northeast of the site.                                                                                                                                                                                                                             | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                         |                                                                                             |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                 | City Centre Masterplan<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site has various aspects but mostly southwest facing. It is generally flat.             | City Centre Masterplan<br><br>Aerial Map<br><br>Site Visit                                  | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site has adequate vehicular access.                                                     | City Centre Masterplan                                                                      | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                              | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes                                                          | ++                       | N/A                                                                                                                                                     | ++                        |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                       | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                       | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                              |                                                     |                                                                                                                                                                                        | Check distance to local facilities                                                                     |                                |                                                                                                                                     |                                 |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                                                                        |                                                                                                        |                                |                                                                                                                                     |                                 |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                           | Some buildings and extensions to buildings will be demolished but these will be redeveloped through the proposal. Most of the existing heritage townscape features will be maintained. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                              | Redevelopment of demolished buildings to create a attractive and coherent contemporary architecture that will add to the townscape. | 0                               |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                                                                        |                                                                                                        |                                |                                                                                                                                     |                                 |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                    | Material Assets                                     | Development will revitalise some of the existing building stock and also enhance the existing public realm.                                                                            | City Centre Masterplan<br><br>Site Visit                                                               | +                              | N/A                                                                                                                                 | +                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                     | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                   | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan                                            | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                        | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                                                                                 |                                                                                                                    |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site includes A and B listed buildings. The enhancement of the buildings is expected to be sympathetic in nature. Proposal includes demolition and redevelopment of an extension to part of a listed building.<br>Reuse of vacant listed buildings will have a positive impact. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable                                                 | Comments                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?       | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Public real improvements and enhancement of the buildings and the frontages will improve access to the historic environment.                                                                                                                                                                      | City Centre Masterplan                                     | ++                       | N/A                        | ++                        |
| <a href="#">Population</a>                                                                                                                 |                                                                                            |                                                                                                                                                                                                                                                                                                   |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                                                            |                                                                                                                                                                                                                                                                                                   |                                                            |                          |                            |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                   | Population                                                                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm and introduction of residential, retail and commercial uses will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                                     | ++                       | N/A                        | ++                        |
| <a href="#">Human Health</a>                                                                                                               |                                                                                            |                                                                                                                                                                                                                                                                                                   |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                        |                                                                                            |                                                                                                                                                                                                                                                                                                   |                                                            |                          |                            |                           |
| Protect and enhance human health.                                                                                                          | Human health and air quality                                                               | Proposal includes restriction of vehicular movement and priority on for pedestrians and public transport.                                                                                                                                                                                         | Aberdeen Air Quality Action Plan<br>City Centre Masterplan | ++                       | N/A                        | ++                        |

## City Centre Masterplan Area 4: Union Street West

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>        |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                   | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                      |                                                     | Connections in place already.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                            | Water and Human Health                              | Connections in place already.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                   | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                            |                          |                                                                                                                                              |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Some trees present at Golden Square and Bon Accord Square. These Squares are going to be redesigned to create a local civic space and garden space, respectively. It will most likely include retention of the trees.</p> <p>Potential bat habitats present at Golden Square and Bon Accord Square.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | +                        | <p>Trees and Woodlands Policy in the LDP encourages retention of trees.</p> <p>Bat Survey may be required at planning application stage.</p> | +                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                            |                          |                                                                                                                                              |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>Proposal includes some redevelopment of existing buildings, improvement of energy efficiency to traditional buildings.</p> <p>Proposal is within the city centre and site is accessible. It includes removal of most</p>                                                                                | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | ++                       | N/A                                                                                                                                          | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                      | Information available – GIS/site visit?                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                |                                            | car parking and limiting it to car club parking and electric charging points.                                                                                                                                                 | GIS Layers for cycle lanes/facilities<br>City Centre Masterplan |                          |                                                                                                                                                                                                                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                                                                               |                                                                 |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?                                                           | Air                                        | Proposal will remove most of the car park at Golden Square and retain some parking spaces for car clubs and electric charge points. This will have a positive impact on Union Street which is an Air Quality Management Area. | Air Quality Action Plan<br>City Centre Masterplan               | +                        | N/A                                                                                                                                                                                                                      | +                         |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                          |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                 | City Centre Masterplan                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                               |                                                                 |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                             |                                                |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                           |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?     | Population and human health or material assets | Proposal will be an improvement to existing open spaces at Bon Accord Square and Golden Square that are currently underused.                                                                                                                                                               | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP. | +                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                             |                                                | Proposal includes improvement of urban realm on various streets including a core path.                                                                                                                                                                                                     | GIS Layer on Core Paths/Cycle Lanes                                                                     | +                        | N/A                                                                                       | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                     |                                                |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                           |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                        | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                                                    | +                        | N/A                                                                                       | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                           |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                             | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------|----------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                                   |                                            |                                                                                         |                                                                                     |                          |                            |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.       | Material assets                            | Development will be delivered within the LDP timeframe.                                 | City Centre Masterplan<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | Site is generally flat and has a north/south/western aspect.                            | City Centre Masterplan<br>Aerial Map<br>Site Visit                                  | +                        | N/A                        | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                              | Material assets and climatic factors?      | Site has adequate vehicular access.                                                     | City Centre Masterplan                                                              | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities            | ++                       | N/A                        | ++                        |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                         |                                                                                     |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                     | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Proposal will have a positive effect on the landscape as it involves enhancement of two squares and the heritage townscape will be retained. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                        | +                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                              |                                                                                                |                          |                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Development will revitalise some of the existing building stock and also enhance the existing public realm.                                  | City Centre Masterplan<br>Site Visit                                                           | +                        | N/A                        | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan                        | ++                       | N/A                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                             | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                             | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                      |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site has 1no A-listed building which will be refurbished as part of this proposal.                                   | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and links with landscape   | The historical buildings, urban realm and the squares' improvements will enhance access to the historic city centre. | City Centre Masterplan                                                                                                 | +                        | N/A                                                                                                                                                                              |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                               |                                                            |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm and introduction of leisure, retail and commercial uses will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                                     | ++                       | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                        |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                      |                                            |                                                                                                                                                                                                                                                                                               |                                                            |                          |                                                                                                               |                           |
| Protect and enhance human health.                                                                                                                                     | Human health and air quality               | Proposal includes enhancement of the public realm and removal of a great number of parking. This will have a positive impact on the air quality in an existing air quality management area.                                                                                                   | Aberdeen Air Quality Action Plan<br>City Centre Masterplan | +                        | N/A                                                                                                           | +                         |

## City Centre Masterplan Area 5: Station Gateway

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections in place already.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections in place already.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                        | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>       | Water, Climatic Factors and Human Health   | <p>Little chance of surface water flooding in various parts of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>                                                                                       | <p>GIS Layers for Flood Risk</p> <p>City Centre Masterplan</p>                                                                                             | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                                                                                           | 0                         |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                            |                          |                                                                                                                                                                                                                                   |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                | Climatic Factors                           | <p>Proposal is part of the city centre masterplan and includes removal of cars on Guild Street and sections of Carmelite Street and Warring Street. This will create opportunities to expand pedestrian footways.</p> <p>Redevelopment of Atholl House will include innovative energy technologies.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p> | +                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. | +                         |
| <p><a href="#">Air Quality</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                            |                          |                                                                                                                                                                                                                                   |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                             | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?                                                                                                                                                             | Air                                        | Proposal includes removal of cars on Guild Street and sections of Carmelite Street and Warping Street. This will create opportunities to expand pedestrian footways. This will have a positive impact on the Air Quality Management areas located north and east of the site. | Air Quality Action Plan<br>City Centre Masterplan                   | +                        | N/A                                                                                                                                                                                                                      | +                         |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                 | City Centre Masterplan                                              | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                               |                                                                     |                          |                                                                                                                                                                                                                          |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space                                                                                                                                                  |                                            | Proposal will enhance the open spaces around the railway station and Union Square Mall.                                                                                                                                                                                       | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit | ++                       | N/A                                                                                                                                                                                                                      | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                              | Scoring – post mitigation |
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| or result in a loss of open space?                                                                                                         |                                            |                                                                                                                                                                                                                                                                                            | Existing LDP allocations for GSN                                                |                          |                                                                                                                                                                                         |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                            | Urban realm improvements will have a positive impact on the core path located east of the site.                                                                                                                                                                                            | GIS Layer on Core Paths/Cycle Lanes                                             | ++                       | N/A                                                                                                                                                                                     | ++                        |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>         |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | N/A                                                                                                                                                                                     | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                       |                                            | Some contamination to the north and south of the site.                                                                                                                                                                                                                                     | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                             | Information available – GIS/site visit?                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                      |                                                                                             |                          | suitable for its proposed use.                                                                                                                          |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                      |                                                                                             |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will commence during the LDP timeframe.  | City Centre Masterplan<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is on a slight slope. It faces north and south. | City Centre Masterplan<br><br>Aerial Map<br><br>Site Visit                                  | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site has adequate vehicular access.                  | City Centre Masterplan                                                                      | +                        |                                                                                                                                                         | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                              | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities.                               | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | ++                       | N/A                        | ++                        |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                  |                                            |                                                                                                                       |                                                                                                |                          |                            |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Proposal will positively improve the existing landscape and will involve redeveloping a building that is hardly used. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                        | +                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                 |                                            |                                                                                                                       |                                                                                                |                          |                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing                                                                                                                                               | Material Assets                            | Development will revitalise some of the existing building stock and also enhance the existing public realm.           | City Centre Masterplan<br>Site Visit                                                           | +                        | N/A                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                              | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| on-site materials / resources?                                                                                                                                                                                                                         |                                                                                              |                                                                                                                                       |                                                                                                |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                         | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                              | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>City Centre Masterplan          | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                                                                              |                                                                                                                                       |                                                                                                |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world               | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site includes 1 B-listed building and 1 A-listed railway overbridge. The proposal is not expected to harm the listed building/bridge. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. | 0                        | Development will be required to respect and preserve the listed buildings/features on site as per LDP Policy and national legislation.                                           | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable                                                 | Comments                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------|----------------------------|---------------------------|
| heritage sites or their setting?                                                                                                           |                                                                                            |                                                                                                                                                                                                                                                                          | Canmore Database                                           |                          |                            |                           |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?       | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Proposal will enhance one of the gateways into Aberdeen: from the railway station into the Union Street conservation area.                                                                                                                                               | City Centre Masterplan                                     | ++                       | N/A                        | ++                        |
| <b>Population</b>                                                                                                                          |                                                                                            |                                                                                                                                                                                                                                                                          |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                                                            |                                                                                                                                                                                                                                                                          |                                                            |                          |                            |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                   | Population                                                                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm and introduction of the hotel uses will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                                     | ++                       | N/A                        | ++                        |
| <b>Human Health</b>                                                                                                                        |                                                                                            |                                                                                                                                                                                                                                                                          |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                        |                                                                                            |                                                                                                                                                                                                                                                                          |                                                            |                          |                            |                           |
| Protect and enhance human health.                                                                                                          | Human health and air quality                                                               | Proposal includes restriction of vehicular movement and an expansion of pedestrian footways. This will have a positive impact on the air quality in the area.                                                                                                            | Aberdeen Air Quality Action Plan<br>City Centre Masterplan | ++                       | N/A                        | ++                        |

## City Centre Masterplan Area 6: Castlegate/Castlehill

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>        |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                   | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                      |                                                     | Connections in place already.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                            | Water and Human Health                              | Connections in place already.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                                                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                               | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                                            |                                                                                                                                                 |                                |                                                                                                                                             |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | Site location is a potential bat habitat.                                                                                                                                                  | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit |                                | Bat Survey may be required at planning application stage.                                                                                   |                                 |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                            |                                                                                                                                                 |                                |                                                                                                                                             |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                                    | Proposal is part of the city centre masterplan and includes enhanced connectivity for pedestrians and cyclists within the city. It also includes refurbishment of existing tower blocks to | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | +                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce | +                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                          | Scoring – post mitigation |
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|                                                                                                                                      |                                            | <p>enhance thermal performance and energy efficiency.</p> <p>Redevelopment of part of the land will be designed to BRE's Home Quality Mark standard to ensure provision of environmentally sound and comfortable dwellings.</p>                                       | <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p> |                          | <p>the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>     |                           |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>             |                                            |                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                     |                           |
| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas? | Air                                        | <p>Proposal includes enhanced connectivity to the city centre for pedestrians and cyclists. This will encourage more sustainable modes of transport and have a positive impact on the Air Quality Management Area located to the north/west and east of the site.</p> | <p>Air Quality Action Plan</p> <p>City Centre Masterplan</p>               | +                        | N/A                                                                                                                                                                                 | +                         |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                |                                            | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                  | <p>City Centre Masterplan</p>                                              | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p> | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                        | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                        |                                                |                                                                                                                                                 |                                                                                                         |                          | against any negative impact on air quality.                                                            |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>• Protect and enhance outdoor access opportunities and access rights.</li> <li>• Protect and enhance human health.</li> <li>• Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                 |                                                                                                         |                          |                                                                                                        |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                           | Population and human health or material assets | Harlaw Academy is overcapacity and is expected to remain this way over the next 5-7 years.<br>Hanover Primary School has capacity.              | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                                     |                                                | The site area is public space that is currently accessible. Proposal includes enhanced paving surface and enhanced public realm and play space. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | ++                       | N/A                                                                                                    | ++                        |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                                                             |                                                | Public realm improvements will have a positive impact on the core path running east/west of the site location.                                  | GIS Layer on Core Paths/Cycle Lanes                                                                     | ++                       | N/A                                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Some contamination to the west and south of the site.                                                                                                                                                                                                                                      | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?                                                                                                                                                                                                                | Material assets                            | Development will commence during the LDP timeframe.                                                                                                                                                                                                                                        | City Centre Masterplan                                                          | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                        | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                  |                                            |                                                                                         | GIS Layers for gas networks, gas pipelines, Site Visit                   |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?      | Climatic factors                           | Site is flat. It is a somewhat large site facing north, south, east and west.           | City Centre Masterplan<br>Aerial Map<br>Site Visit                       | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Site is in the city centre and has adequate vehicular access.                           | City Centre Masterplan                                                   | +                        |                                                                                                                                                         | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                     | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities | ++                       | N/A                                                                                                                                                     | ++                        |

#### Landscape Designated Sites

- Maintain and support landscape character and local distinctiveness.

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                      | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Proposal will positively improve the existing landscape and will involve redeveloping land for new housing. This will be positive for the existing landscape. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                        |                           |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                               |                                                                                                |                          |                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Development will enhance the existing public realm and will involve redevelopment of land for housing.                                                        | City Centre Masterplan<br>Site Visit                                                           | +                        | N/A                        | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                 | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan                        | ++                       | N/A                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                        |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site includes a mix of A, B and C-listed buildings/features. The proposal is not expected to harm the listed buildings/features.                                                                                       | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Development will be required to respect and preserve the listed buildings/features on site as per LDP Policy and national legislation.                                           | +                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and links with landscape   | Proposal will enhance a key location within the city centre that has historic importance. Enhancement of the public realm will greatly encourage more people to visit this environment and the city centre as a whole. | City Centre Masterplan                                                                                                 | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <a href="#">Population</a>                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                   | Population                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm, introduction of residential uses and enhanced shop front and ground floor uses will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                                     | ++                       | N/A                        | ++                        |
| <a href="#">Human Health</a>                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                        |                                            |                                                                                                                                                                                                                                                                                                                       |                                                            |                          |                            |                           |
| Protect and enhance human health.                                                                                                          | Human health and air quality               | Proposal includes enhanced connectivity to the city centre for pedestrians and cyclists. This will have a positive impact on the air quality in the area as more people will be encouraged to walk and cycle.                                                                                                         | Aberdeen Air Quality Action Plan<br>City Centre Masterplan | ++                       | N/A                        | ++                        |



## City Centre Masterplan Area 7: North Dee, Torry Waterfront

Various

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                     | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                     |                                    |                                                                                                                                                   |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a></p>                                                                                                                                                                | Water                                               | <p>River Dee ('bad condition' status in 2014 as per SRBMP) is located west of the site. Although the site is separated from the River Dee by a major road (North Esplanade West). Development has the potential to increase surface water run-off through provision of hardstanding/ soil compaction. This can either worsen or limit efforts to improve the overall condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                                  | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>     | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development would be significant. See above re. impact on water environment.</p>                                                                                                                                                            | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                                  | <p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p> | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                        | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | Existing connections in place.                                                                                                                                                  | GIS Scottish Water Layer                                         | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Existing connections in place.                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer                               | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | Site shows high flood risk from River Dee.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br><br>City Centre Masterplan          | --                       | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | -                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                 |                                                                  |                          |                                                                                                                                         |                           |
| To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:                                                                                                                                                                                                                                                                                                                                                                                                   | Bio flora and fauna                        | River Dee is a SAC, Local Nature Conservation Site and forms part of the Green Space Network.<br><br>Woodcock, Common Seal, Common Goldeneye recorded within 100m of site       | GIS Layers for Priority Habitats<br><br>SACs, SPAs, SSSIs, LNRs, | --                       | Bat Survey will be required at planning application stage.<br><br>Due regard will be given to Green Space                               | -                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                    | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> |                                                     | <p>boundary. Pink-footed Goose, and Designated Species (Herring Gull, Eider, Kestrel and Redshank) recorded within site boundary. Protected species may be an issue.</p>                                                                                                                                                                                                                                                                                       | <p>TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>                                                  |                                | <p>Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> |                                 |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                           |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                         |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                     | <p>Climatic Factors</p>                             | <p>Proposal is part of the city centre masterplan and includes improvement of the public realm to include active travel and riverside connectivity via a new footbridge for pedestrians and cyclists.</p> <p>It will also include a mixed-uses as well as residential uses which has the potential to result in the increase energy-use and consumption, transport movement and waste. The Masterplan notes that new buildings will be designed to BREEAM-</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p> | <p>+</p>                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p>                                                | <p>+</p>                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                | Scoring – post mitigation |
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|                                                                                                                                      |                                            | <p>Excellent rating. The proposal also includes a parkland upgrade.</p> <p>The site is within 400m of a bus stop and shopping facilities. It will include a car park to serve all users in the wider North Dee area rather than having separate car parks.</p>                                                                                                                                                                                                                                   |                                                   |                          | LDP Policy encourages waste minimisation and sustainable and active travel.                                                                               |                           |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>             |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   |                          |                                                                                                                                                           |                           |
| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas? | Air                                        | The northeast of the site is bound by Market Street, one of the Air Quality Management Areas. Development is likely to result in an increase of emissions during construction. However, because it is located close to the city centre, it is envisaged that prospective users will use sustainable methods of transport to arrive to the site. The proposal also includes enhanced connectivity for pedestrians and cyclists. Altogether this will have a somewhat positive impact on the AQMA. | Air Quality Action Plan<br>City Centre Masterplan | +                        | N/A                                                                                                                                                       | +                         |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                                                                                                                    | City Centre Masterplan                            | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                     | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                              |                                                                                                         |                          | will help mitigate against any negative impact on air quality.                                         |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                              |                                                                                                         |                          |                                                                                                        |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Ferryhill Primary School is within capacity both in the short and long term, however Harlaw Academy is overcapacity.<br>A medical practice is available in Ferryhill and in the city centre. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                                | Proposal will increase connectivity to existing green space network across the river to the east via a footbridge.                                                                           | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | ++                       | NA                                                                                                     | ++                        |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                                                       |                                                | Proposal includes enhancement of the existing public realm – the North Esplanade promenade. This will have a positive impact on the core path running east and south of the site.            | GIS Layer on Core Paths/Cycle Lanes                                                                     | ++                       | N/A                                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                              |                                            | Site is bounded to the east by the green space network. Proposal includes the upgrade of parkland and enhancement of connections around the existing network.                                                                                                                              | City Centre Masterplan                                                          | ++                       | N/A                                                                                                                                                                                                                    | ++                        |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                              |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                        | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                   |                                            | Records show potential contamination at various industrial units within the site.                                                                                                                                                                                                          | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                         | Information available – GIS/site visit?                                             | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                                   |                                            |                                                                                                                                                                                                                  |                                                                                     |                          |                            |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.       | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                          | City Centre Masterplan<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | Flat site in a built-up area with adequate shelter from northerly winds. Mostly southeast facing, overlooking the River Dee.                                                                                     | City Centre Masterplan<br>Aerial Map<br>Site Visit                                  | +                        | N/A                        | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                              | Material assets and climatic factors?      | Site has sufficient vehicular opportunities.                                                                                                                                                                     | City Centre Masterplan                                                              | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Site is within proximity to the city centre core and is next to the main shopping mall. The bus station bounds the site to the northwest. There are various facilities and employment opportunities in the area. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities            | +                        | N/A                        | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                  |                                                                                     |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Site is located in the built-up area at the harbour. One of the main features of the landscape is the river itself. The area is presently mix of modern office and commercial development and traditional industrial/ warehouse units. The River Dee has some landscaping at its banks. The City Centre Masterplan proposes mixed-use development as well as public realm improvements. Site is well connected to the City Centre and harbour. It has prime road frontage onto N Esplanade W which is a key route into the City Centre from the south. Development would not have a significant negative impact on the landscape. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                                                                                    | +                         |
| <p><u>Material Assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Proposal includes retention and refurbishment of existing buildings – these are already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).                                                                                                                                                                                                                                                                                                                                                                                                                                 | City Centre Masterplan<br>Site Visit                                                           | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                    | ++                        |

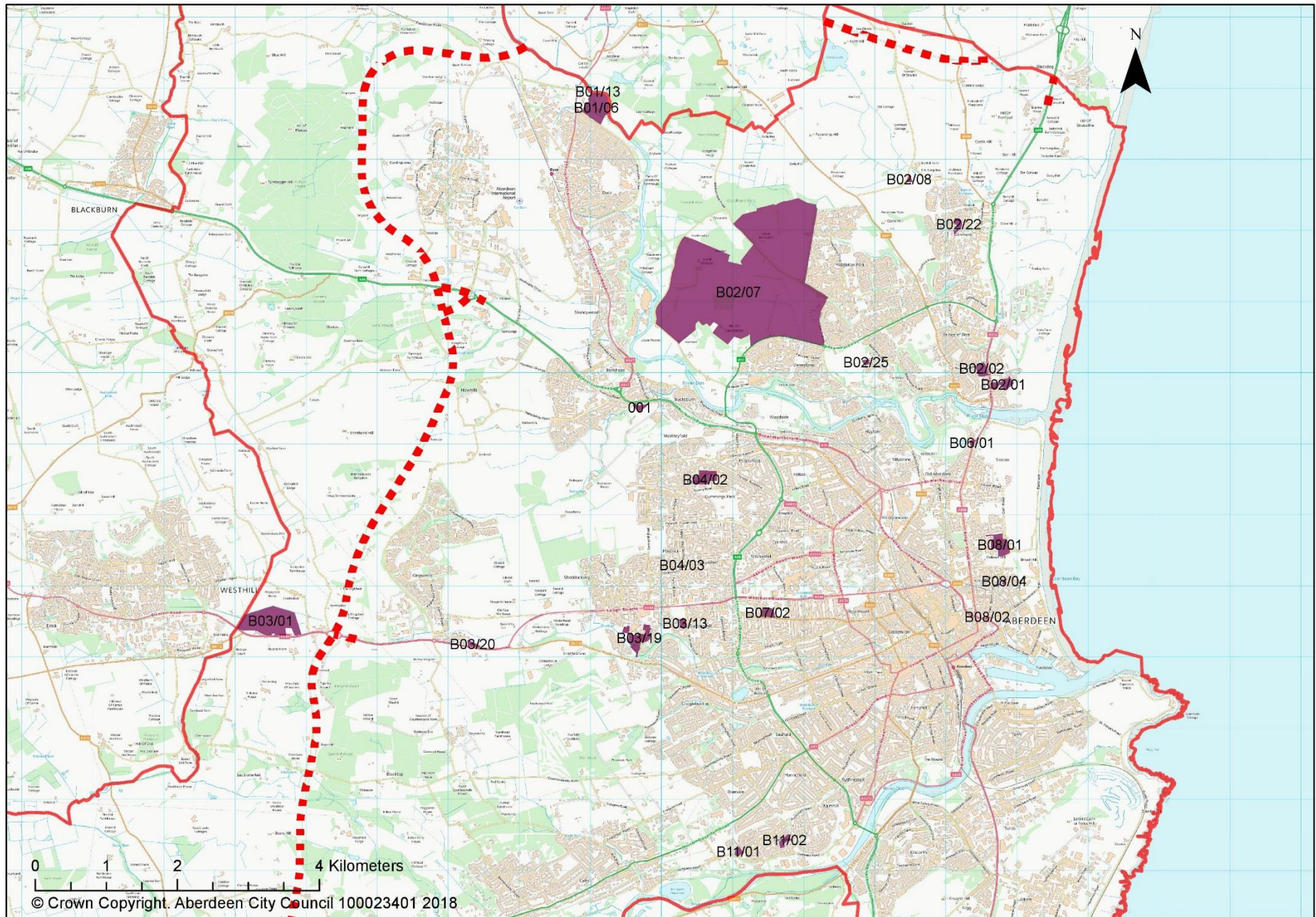


| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                           |                                                                                              |                                                                                                                                                                                                                                                                                                                                             | City Centre Masterplan                                                                                                 |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                    | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>C-listed buildings on Russell Road and Raik Road.</p> <p>1 B-listed building on 244 Market Street/1 North Esplanade West. Railway arches bounding the site to the west are also B-listed.</p> <p>City Centre Masterplan aims to retain and refurbish the existing listed smoke houses for retail, business or assembly/leisure uses.</p> | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect and preserve/enhance the listed buildings/features as per LDP Policy and national legislation.                                           | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable                                                 | Comments                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
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| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                  | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Proposal will include reuse of the listed existing buildings on site. Their enhancement will encourage more people to visit this part of the city.                                                                                                                                                | City Centre Masterplan                                     | +                        | N/A                                                                                                           | +                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                                                            |                                                                                                                                                                                                                                                                                                   |                                                            |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                                                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm, introduction of residential uses and additional mixed-uses will help boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                                     | ++                       | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                        |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                      |                                                                                            |                                                                                                                                                                                                                                                                                                   |                                                            |                          |                                                                                                               |                           |
| Protect and enhance human health.                                                                                                                                     | Human health and air quality                                                               | Proposal includes enhanced connectivity to the city centre for pedestrians and cyclists. This will have a positive impact on the air quality in the area as more people will be encouraged to walk and cycle.                                                                                     | Aberdeen Air Quality Action Plan<br>City Centre Masterplan | ++                       | N/A                                                                                                           | ++                        |

## **Appendix 5.3 Bids: Existing Opportunity Sites submitted as Bids**

B0201 – OP7 Gordon Centre  
B0202 – OP5 Balgownie centre  
B0207 – OP9 Grandhome  
B0801 – Pittodrie (OP87)  
B0902 – OP52 Malcolm Road



|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                        | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>The eastern part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                 |                                                      |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                  | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                    | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Woodland (conifers) to the south east of the site and green space network to the eastern part of the site may be affected by development. | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Ensure site design and layout incorporates landscaping (including native species) and the trees on boundaries that add to the biodiversity value of the area are retained.<br><br>Due regard to be given to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced. | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                            |                                                                                                                                           |                                                                                                                                                 |                          |                                                                                                                                                                                                                                                                                                                               |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial                                                                                                                                                                                                                                                                                                                                                              | Climatic Factors                           | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                   | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | -                        | All new buildings must install low and zero carbon generating technologies to reduce the                                                                                                                                                                                                                                      | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                  | Scoring – post mitigation |
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| Planning Assessment of Climate Emissions)?                                                                        |                                            | Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities<br>Submitted Bid Documents |                          | predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |                          |                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                             | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                         | Submitted Bid Documents                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.    | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable            | Comments                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                       | Scoring – post mitigation |
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| <p><b>Service Infrastructure</b></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                       |                                                                                                                                                                                                                                                                                                   |                                                                          |                          |                                                                                                                  |                           |
| <p>Education capacity - Secondary School Catchment Area/<br/>Primary school catchment area.<br/>Health provision.</p>                                                                                                                                                                                   | <p>Population and human health or material assets</p> | <p>Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).</p>                                                         | <p>GIS Layer for School Catchments<br/>Aberdeen School Roll Capacity</p> | <p>+</p>                 | <p>Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.</p>    | <p>+</p>                  |
| <p>Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>                                                                                                                                                                        |                                                       | <p>Development will have some impact on green space network to the east of the site. It would have opportunities however to enhance connections to the network.</p>                                                                                                                               | <p>Submitted Bid Documents</p>                                           | <p>0</p>                 | <p>N/A</p>                                                                                                       | <p>0</p>                  |
| <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                       |                                                                                                                                                                                                                                                                                                   |                                                                          |                          |                                                                                                                  |                           |
| <p>Is the option on greenfield or brownfield land?</p>                                                                                                                                                                                                                                                  | <p>Material Assets and Soils</p>                      | <p>Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p> | <p>Site Visit<br/>Submitted Bid Documents</p>                            | <p>+</p>                 | <p>LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be</p> | <p>+</p>                  |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                    | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                             |                                                                                              |                          | accommodated on brownfield land.                                                                                                                                                                                       |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Records show there is potential contamination to the southwest of the site. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment              | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                             |                                                                                              |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                     | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Site aspect – does the site make best use of solar gain? Is the site                                                                                                                                                                                                | Climatic factors                           | Southwestern facing flat site with adequate shelter from northerly winds.   | Submitted Bid Documents<br><br>Aerial Map                                                    | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
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| protected from prevailing winds?                                                                                                                                          |                                            |                                                                                                                                                                                                                                                | Site Visit                                                               |                          |                                                                                                  |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                                | Material assets and climatic factors?      | Site is accessible from Ellon Road however access road from Ellon Road would need to be widened.                                                                                                                                               | Submitted Traffic Assessments                                            | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                    | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.<br>Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities | ++                       | N/A                                                                                              | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                  |                                            |                                                                                                                                                                                                                                                |                                                                          |                          |                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources? | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).                                                              | Submitted Bid Documents<br>Site Visit                                    | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.           | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                 | Information available – GIS/site visit?                                                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.            | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                                           | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                 | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents                             | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                            |                                                                                              |                                                                                                          |                                                                                                                    |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world               | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is a Grade B listed building within the site: Gordon Barracks - Guard Room (listed in 19/03/1991). | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br>Canmore Database | -                        | Development will be required to respect and preserve/enhance the listed building as per LDP Policy and national legislation.                                                     | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                             | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                   | Scoring – post mitigation |
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| heritage sites or their setting?                                                                                                                                      |                                            |                                                                      |                                         |                          |                                                                                                              |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                      |                                         |                          |                                                                                                              |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal is for both private and affordable residential development. | Submitted Bid Documents                 | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing. | +                         |

## B0202 – OP5 Balgownie Centre

171 Houses 2.26ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                              | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                 |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                       | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |
| <a href="#">Climate Change Mitigation</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> </ul>                                                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                                                                        | Submitted Bid Documents                                                                                                                                     | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line</p>                                                                                                                                                                                                              | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                       | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          | with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                  |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).                                                         | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.           | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                  |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Submitted Bid Documents                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be        | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                      | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                               |                                                                                              |                          | accommodated on brownfield land.                                                                                                                                                                                       |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | There is evidence that the site contains some levels of asbestos.                                             | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment              | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                               |                                                                                              |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                                       | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Site aspect – does the site make best use of solar gain? Is the site                                                                                                                                                                                                | Climatic factors                           | East/west facing site with reasonable shelter from northerly winds. Site slopes gently towards the southwest. | Submitted Bid Documents<br><br>Aerial Map                                                    | 0                        | Development will be encouraged to be sited and orientated so as to                                                                                                                                                     | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| protected from prevailing winds?                                                                                                                                 |                                            |                                                                                                                                                                                                                                                | Site Visit                                                                                     |                          | maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                        |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                       | Material assets and climatic factors?      | Site is accessible vis North Donside Road. Further access may need to be constructed within the development.                                                                                                                                   | Submitted Traffic Assessments                                                                  | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.            | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.<br>Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | ++                       | N/A                                                                                                         | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                                |                                                                                                |                          |                                                                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of       | Landscape                                  | Largely urban area with overgrown vegetation/bushes. Development may have slight visual impact because it is located close to a roundabout. However, housing development would fit within the existing residential character of the area.      | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                             |                                            |                                                                                                                                                                                   |                                                                          |                          |                                                                                        |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                  |                                            |                                                                                                                                                                                   |                                                                          |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources? | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Submitted Bid Documents<br>Site Visit                                    | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                     | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                     | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents | ++                       | N/A                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal is for both private and affordable residential development.                     | Submitted Bid Documents                                                                | +                        | Developer contributions may be required as appropriate for environmental improvements or affordable housing.                                                                     | +                         |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                                                                                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                  |                          |                                                                                                                                                              |                           |
| Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan?</a>                                                                                                                                                                       | Water                                      | Site is adjacent to the River Don on the west. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition. | <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br>OS Map<br>GIS Hydrogeology Maps<br>GIS Raster Aerial Photos | -                        | Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEMP may be required. | 0                         |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or                                                                                                                                                                                                       |                                            | All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.                                                                                                                                                                             | OS Map<br>GIS Hydrogeology Maps                                                                                                                                                                                  | -                        | Development required to comply with national and local planning policy requiring all new development to install water-                                       | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                             | Scoring – post mitigation |
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| allow the de-culverting of a watercourse?                                                                                                                                                                                                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |                          | saving technologies.                                                                                                                   |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                |                                            | Construction has started on site. Connections are possible.                                                                                                                                                                                                                                                                                                                                                                                                                                     | GIS Scottish Water Layer                             | 0                        | N/A                                                                                                                                    | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                  | Water and Biodiversity, Fauna and Flora    | Due to the large nature of the site, there is varied drainage. The north and west of the site are freely drained. The south contains small pockets of poorly drained areas.                                                                                                                                                                                                                                                                                                                     | OS Map<br>GIS Hydrogeology Maps                      | -                        | Careful design and siting of development and incorporate SUDS.                                                                         | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                      | Water and Human Health                     | Connections to services are in place given the existing development on and around the site.                                                                                                                                                                                                                                                                                                                                                                                                     | OS Map<br>GIS Scottish Water Layer                   | 0                        | N/A                                                                                                                                    | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area? | Water, Climatic Factors and Human Health   | According to SEPA Flood Risk Maps, there is a 10% chance of flooding happening in any one year, largely as a result of surface water at the south of the Site. One flooding incident (surface run-off) has been recorded on the east of the site dating back to 2005-2007. The River Don runs quite close to the western boundary of the site. Development would likely result in increased surface water run-off through provision of additional areas hardstanding to facilitate proposed new | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                        | Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            | uses within the site, therefore there is some potential for an increase in on and off-site flood risk. |                                         |                          |                            |                           |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                        |                                         |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Pockets of the site fall within an area of potential bat habitat.</p> <p>There are two Local Nature Conservation Sites are just outside the northern boundary – Grandhome Moss and Stoneyhill Wood. The River Don Corridor runs just outside the western boundary.</p> <p>A large part of the site sits within the Green Space Network.</p> <p>Japanese Knotweed has been recorded on site.</p> <p>Designated species on site: Wild Pansy, Large-flowered Hemp-nettle, Redwing, Eurasian Red Squirrel, Coralroot Orchid, Peregrine, Yellowhammer, Starling, Linnet, Swift, Skylark and Curlew. Locally Important Species Eurasian Water Shrew has also been identified on the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities and from public transport access.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | --                       | All new buildings must install low and zero carbon generating technologies to reduce the                                                                                                                                                                                                    | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                            |                                            | Although the proposal includes its own shopping centre and access to public transport, it is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements. | Check distance to local facilities<br>Submitted Bid Documents |                          | predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <a href="#">Air Quality</a> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                                                                                                   |                                                               |                          |                                                                                                                                                                                                                         |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                      | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                     | Submitted Bid Documents                                       | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative                       | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                 | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                         |                          | impact on air quality.                                                                                                     |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                         |                          |                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | <p>Danestone School – 2018 figures indicate that the school is running under capacity in the short and long term. Old Machar Academy – 2018 figures indicate that the school is currently under capacity (69%). It is forecasted to be overcapacity in 2024.</p> <p>Bucksburn Academy – 2018 figures indicate that the school is currently under capacity at 87%. However, it will be overcapacity in 2020. Capacity is likely to be available once the new school at Countesswells is developed.</p> <p>This proposal includes 3no primary schools and 1no Academy</p> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                     | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                                | An area of open space (Clerkhill Forest) may be impacted by the proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.<br><br>Opportunities for habitat | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                     | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                            |                                            |                                                                                                                              |                                         |                          | enhancements/ green spaces/ corridors.                                                                                                                  |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                            | 2no core paths run in part of the site. There is a possibility of these being affected by development.                       | GIS Layer on Core Paths/Cycle Lanes     | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                 | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                  |                                            | Green space network will be affected by development however the proposal will have opportunity to enhance existing networks. | Submitted Bid Documents                 | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development.                                      | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>         |                                            |                                                                                                                              |                                         |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.             | Site Visit<br>Submitted Bid Documents   | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                   | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                            |                                                                                              |                          | Re-use of soil in local area.                                                                                                                                                                                          |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Records show a large proportion land to the east of the site is contaminated. There are also pockets of potentially contaminated land to the centre, east, west and southwest of the site. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment              | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                            |                                                                                              |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith the LDP Timeframe. This is a phased development.                        | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Site aspect – does the site make best use of solar gain? Is the site                                                                                                                                                                                                | Climatic factors                           | Large site facing east/west/north/south. Site has gentle undulations and slopes most steep to the west closer the east Don river valley. Site has some shelter                             | Submitted Bid Documents<br><br>Aerial Map                                                    | 0                        | Development will be encouraged to be sited and orientated so as                                                                                                                                                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                     | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| protected from prevailing winds?                                                                                                                                 |                                            | from northerly winds provided by tree belts across the site.                                 | Site Visit                                                                   |                          | to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                                                                                          |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                       | Material assets and climatic factors?      | Access roads would have to be constructed for this development.                              | Submitted Traffic Assessments                                                | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Site is more than 800m from local facilities and the closest bus stop is more than 1km away. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | --                       | The proposal includes local shopping facilities and access to public transport.<br><br>LDP Policy encourages sustainable and active travel.                                      | 0                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                              |                                                                              |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                          | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Site is surrounded by Green Belt. The northern section of the site is classed as Wooded Farmland. Development will negatively affect the existing woodland. Residential development will be visible as parts of the site are quite high up. The South of the site is classed as a valley. The higher parts of the site can be seen from elsewhere in the city. As the A90 runs just south of the site, it is likely that these higher areas will be visible to traffic along this road. | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                         | -                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                               |                          |                                                                                                                                     |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                                                                                                                                                                           | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                                      | ++                       | N/A                                                                                                                                 | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply                                                                                                                                          | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                                                                                                                | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents                        | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                         | Scoring – post mitigation |
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| with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                                                           |                                            |                                                                                                                                                                                                                                                                     |                                                                                            |                          | wastes where appropriate, as per LDP policy.                                                                                       |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                     |                                                                                            |                          |                                                                                                                                    |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy.                                                                                                        | Submitted Bid Documents                                                                    | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                      | +                         |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                      |                                            |                                                                                                                                                                                                                                                                     |                                                                                            |                          |                                                                                                                                    |                           |
| Protect and enhance human health.                                                                                                                                     | Human health and air quality               | Large scale development which will have a negative impact on air quality and consequently on health.<br><br>However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities. | Aberdeen Air Quality Action Plan<br><br>Site Proposal / Masterplan / Development Framework | -                        | Development will be required to make provision for new open spaces or recreational facilities as per Open Space Policy in the LDP. | +                         |

|                        |          |         |         |                       |
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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <b>Water</b> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity</li> </ul> |                                            |                                                                                                                                                                                                                                        |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                   | Water                                      | The option is for 350 units, therefore there will likely be a need to abstract water from the River Dee. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                      |                                            | Connections possible.                                                                                                                                                                                                                  | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                            | Water and Human Health                     | Connections possible.                                                                                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                | Objective/ Related SEA topic if applicable      | Comments                                                                                                                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                     | Scoring – post mitigation |
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| <p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | <p>Water, Climatic Factors and Human Health</p> | <p>The east and the centre of the site are prone to surface water flooding. Development is likely to increase the amount of surface water run-off. The site is in relative proximity to the River Don; the site may therefore be vulnerable to future changes in climate.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p> | <p>-</p>                 | <p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> | <p>0</p>                  |
| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 |                          |                                                                                                                                                |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                          | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p><i>Protected Species (bats, otters, etc.)</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The south and part of the east of the site has been identified as a potential bat habitat.</p> <p>Development provides the possibility to enhance habitat connectivity by providing areas of open space such as communal gardens and pocket parks.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | 0                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | +                         |
| <p><b>Climate Change mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy</li> <li>Reduce vulnerability to the effects of climate change</li> </ul>                                                                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                           |                                                                                                                                                                            |                          |                                                                                                                                                                                                                     |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)                                                                                                                                                                                                                                                                                                                                                                                                         | Climatic Factors                           | The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.                                                                                                                              | GIS Layers for bus routes/bus stops – shows you whether                                                                                                                    | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted                                                                                                                  | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                                            |                                            | Bus stops, cycle paths and core paths are all within 400m of the site. There are recreational/leisure and health facilities within 800m of the site.                                                                                                                                                                | it's within 400m<br>GIS Layers for cycle lanes/facilities<br>Check distance to local facilities<br>Submitted Bid Documents |                          | carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br>LDP Policy encourages waste minimisation and sustainable and active travel.            |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants</li> </ul>                                                                             |                                            |                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                        | Air                                        | Development will result in slightly negative environmental impacts during and post construction. It proposes between 525-700 parking spaces to be provided. This could potentially increase vehicle traffic in the area - the cumulative effect would mean a negative impact on air quality albeit not significant. | Submitted Bid Documents                                                                                                    | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | -                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights</li> <li>Protect and enhance human health</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                     |                                                                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety;</li> </ul>                         |                                                |                                                                                                                                                                                                                                                              |                                                                                                                 |                          |                                                                                                        |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area<br>Health provision/GP capacity                                             | Population and human health or material assets | Both Sunnybank Primary and St. Machar Academy currently have capacity. Sunnybank Primary is forecast to go over capacity in 2020. St. Machar Academy is expected to go over capacity in 2023.<br><br>Old Machar Medical Practice is within 800m of the site. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | 0                         |
| To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? |                                                | Loss of the Pittodrie Football Stadium however, this will be relocated to Kingsford. The development proposes to make provision of open space in the form of communal gardens, pocket parks and an urban square on the site.                                 | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.              | ++                        |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                          |                                                | Proposal states there will be the provision of green infrastructure in the form of communal gardens and pocket parks, providing an opportunity to enhance green networks and habitat networks in the area.                                                   | Submitted Bid Documents                                                                                         | +                        | N/A                                                                                                    | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality</li> </ul>                                           |                                                |                                                                                                                                                                                                                                                              |                                                                                                                 |                          |                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                   | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.     | Site Visit<br>Submitted Bid Documents                                                    | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated soils issues on the site and if so, will the option reduce contamination?                                                                                                                                                              |                                            | Part of the site is identified as being potentially contaminated as part of the Kings Links Targets & Rifle Range in the south of the site. In the north, a small portion of the site is identified as being potentially contaminated as part of the Pittodrie Place Car Park Development AFC. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment          | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/sustainability constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services</li> <li>Protect and enhance outdoor access opportunities and access rights</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                |                                                                                          |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                             | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                        | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | This is a flat, south facing site. There is little shelter from northerly winds through vegetation except a few trees to the southwest.                                                                                                       | Submitted Bid Documents<br>Aerial Map<br>Site Visit                          | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                         | Material assets and climatic factors?      | Vehicular access is not expected to present a problem.                                                                                                                                                                                        | Submitted Traffic Assessments                                                | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Bus stops, cycle paths and core paths are within 400m of the site.<br><br>There are recreational/leisure and health facilities within 800m of the site. Shopping facilities and primary school are located just under 1km away from the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                                                                                     | ++                        |
| <b>Landscape Designated sites</b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                               |                                                                              |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                         | Scoring – post mitigation |
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| <p><b>Non-designated landscape features and key landscape interests</b></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Large-scale development in this prominent location is likely to impact significantly on the surrounding landscape, which is in a prominent and exposed position when viewed from Beach Esplanade. However, impact largely local. If designed sensitively may be an improvement on the existing football stadium, which is very prominent. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                        | 0                         |
| <p><b>Material assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste</li> </ul>                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                           |                                                                                                |                          |                                                                                                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                  | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).                                                                                                                                               | Submitted Bid Documents<br>Site Visit                                                          | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                      | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                             | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents                       | ++                       | N/A                                                                                                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social Inclusion, environmental improvement, health and safety;</li> </ul>                                                                                           |                                            |                                                                                          |                                                                                            |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety;                                                                                                                                                               | Population                                 | Proposal is for 350 housing units of which 10% will be 10% affordable.                   | Submitted Bid Documents                                                                    | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |



## B0902 – Site OP52 Malcolm Road

8 Houses 1.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                  | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>        |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                     | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                        |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                              | Water and Human Health                              | Connections are possible.                                                                                                                                                                                                                                               | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                     | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The site is located within the greenspace network. The site is designated Ancient Woodland (this has been felled), and TPO 253 covers the north and west edge of the site. NESBReC records show red squirrel potential, and bat survey may be required.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | 0                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of residential and leisure and recreation uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For</p>   | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>                                                                                                                                             | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                    | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                     | the proposed residential use, although the site is close to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities<br>Submitted Bid Documents |                                | the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                 |                                 |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                                                                                             |                                                                  |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                               | Submitted Bid Documents                                          | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                             |                                                                  |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                  | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                               | Population and human health or material assets | <b>Culter Primary School has capacity. Cults Academy is forecast to be over capacity by 2021.</b><br><br><b>Closest medical practice would be in Peterculter (2.4km).</b> | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | <b>Site is currently open space. This will be lost, however the site is allocated in the extant LDP for residential uses.</b>                                             | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | 0                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                             | 0                         |
| <b>Soils</b>                                                                                                                                                                       |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                       |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | <b>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</b>                                                   | Site Visit<br><br>Submitted Bid Documents                                                                       | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b>                                                                                                                                   |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul>                                              |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                               | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                      | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                                   |                                            |                                                                                                        |                                                                                      |                          |                                                                                 |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.       | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                       | Submitted Bid Documents<br>GIS Layers for gas networks, gas pipelines,<br>Site Visit | +                        | N/A                                                                             | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | The site is protected by topography and tree belts. It is south-west facing. The site slope is 1 in 7. | Submitted Bid Documents<br>Aerial Map<br>Site Visit                                  | +                        | N/A                                                                             |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                              | Material assets and climatic factors?      | Site can be accessed via Bucklerburn Road or Malcolm Road.                                             | Submitted Traffic Assessments                                                        | 0                        | Travel Plan/Assessment may be required during the planning application process. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Site is within 400m of a bus stop. Closest facilities are in Peterculter (2.4km away).                 | GIS Layer for bus stops/bus routes<br>Check distance to local facilities             | -                        |                                                                                 | -                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                        |                                                                                      |                          |                                                                                 |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | <p>The designating of the site as OP52 states the trees on the eastern boundary have to be retained, these are covered in TPO designation, as are the trees on the north of the site.</p> <p>The development will be screened to some degree by the mature tree belt along Malcolm Road. Due to the height difference between Malcolm Road and the site there may be some visibility. The site forms the northern most point of the main Peterculter settlement.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | -                        | Retain and enhance setting through careful design and landscaping to limit impacts.                                                                                              | 0                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                                                                                                                                                        | <p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</p>                           | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                              | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                                                                                             | <p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Submitted Bid Documents</p>             | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                   | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------|-----------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                            |                                               |                                |                                                                                                               |                                 |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                          | Development would provide private housing. | Submitted Bid Documents                       | 0                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

## Appendix 5.4 Existing Opportunity Sites Rolled Forward

|                                     |                                          |                                               |
|-------------------------------------|------------------------------------------|-----------------------------------------------|
| OP1: Murcar                         | OP39: Braeside Infant School             | OP77: Cornhill Hospital                       |
| OP2: Berryhill, Murcar              | OP40: Cults Pumping Station              | OP81: Denburn & Woolmanhill                   |
| OP3: Findlay Farm, Murcar           | OP41: Friarsfield                        | OP82: Dunbar Halls of Residence, Don St.      |
| OP4: Dunford Community Facilities   | OP42: Kennerty Mill                      | OP85: King Street Beach Esplanade             |
| OP5: Balgownie Centre               | OP43: Milltimber Primary School          | OP86: Dyce Railway Station                    |
| OP7: Aberdeen College Gordon Centre | OP44: North Lasts Quarry                 | OP87: Pittodrie Park                          |
| OP8: East Woodcroft North           | OP46: Culter House Road                  | OP88: Shore Porters Warehouse                 |
| OP9: Grandhome                      | OP47: Edgehill Road                      | OP90: St Machar Primary School                |
| OP10: Dunford                       | OP48: Oldfold                            | OP92: St Peters Nursery, Spital               |
| OP13: AECC                          | OP49: Grove Nursery, Hazlehead           | OP93: Former Summerhill Academy               |
| OP15: Former Carden School          | OP50: Skene Road, Hazlehead              | OP94: Tillydrone Primary School               |
| OP16: Davidsons Papermill           | OP51: Peterculter Burn                   | OP96: Upper/Basement Floors, 73-149 Union St. |
| OP18: Cranstone North & Walton Farm | OP52: Malcolm Road, Peterculter          | OP97: Victoria Road Primary School            |
| OP19: Rowett North                  | OP55: Blackhills Quarry, Cove            | OP98: VSA Gallowgate                          |
| OP20: Craibstone South              | OP57: Craighill Primary School, Kincorth | OP99: The Waterfront, Torry                   |
| OP21: Rowett South                  | OP58: Stationfields                      | OP101: Woodside Congregational Church         |
| OP22: Greenferns Landward           | OP59: Loirston                           | OP102: George St/Crooked Lane                 |
| OP23: Dyce Drive                    | OP60: Charleston                         | OP103: Former Torry Nursery School            |
| OP25: Woodside                      | OP62: Nigg Bay                           | OP105: Kincorth Academy                       |
| OP27: Greenfern Infant School       | OP63: Prime Four Phase 5 Expansion       | OP107: East Tullos Gas Holder                 |
| OP28: Greenferns                    | OP64: Former Ness Tip                    | OP109: Woodend, Peterculter                   |
| OP29: Prime Four Business Park      | OP65: Haudagain Triangle                 | OP111: Skene Road, Maidencraig                |
| OP31: Maidencraig South East        | OP67: Aberdeen Market                    | OP112: West of Contlaw Road                   |
| OP32: Maidencraig North East        | OP68: 1 Western Road                     | OP113: Culter House Road                      |
| OP33: Greenferns                    | OP72: Aberdon House                      | OP114: Miltimber South                        |
| OP34: East Arnhall                  | OP73: Balgownie Machine Centre           | OP115: 34-40 Abbotswell Road                  |
| OP36: Charlies House                | OP74: Broadford Works                    | OP116: Froghall Terrace                       |
| OP38: Counteswells                  | OP75: Denmore Road                       |                                               |



|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                            |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is adjacent to the South Mundurno Burn ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development would</p>                                                                                                                                                                                                                                        | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                             | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            | be significant. See above re. impact on water environment.                                                                                                                                                                                                                                                                                                         |                                              |                          | water-saving technologies.                                                                                                             |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            | No known constraints to infrastructural capacity.                                                                                                                                                                                                                                                                                                                  | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                    | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                              | Water and Human Health                     | Public water supplies available.                                                                                                                                                                                                                                                                                                                                   | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                    | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                         | Water, Climatic Factors and Human Health   | The site is bordered to the north by the South Mundorno Burn which presents a risk of low, medium and high flooding (pluvial and fluvial). There are records of previous surface water flooding in two small pockets on site.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                    |                                              |                          |                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat.</p> <p>The site is identified as an area of potential bat habitat to the north and south.</p> <p>Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Bat survey required with application. Habitat enhancements may reduce residual impact on habitat/ species.                                                       | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                            |                          |                                                                                                                                                                  |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The provision of employment uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from a bus stop and development is likely to have a long-term impact on climatic factors through</p>                                                                    | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                                                   | --                       | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | emissions from an increase in vehicular movements.                                                                                                                            | GIS Layers for cycle lanes/facilities<br>Check distance to local facilities<br>Submitted Bid Documents |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan                             | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                                                        |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                             | Information available – GIS/site visit?                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           | Population and human health or material assets | Development will include a green network that incorporates existing vegetation and field boundaries to create an attractive setting for development. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation      | +                        |                                                                                                                                                                                       | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                      |                                                                                    |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                     | Site Visit<br>Submitted Bid Documents                                              | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Potentially contaminated site at Murcar Smithy, northwest of the site.                                                                               | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment | -                        | As above.                                                                                                                                                                             | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                      |                                                                                    |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development is expected to commence within the lifetime of the LDP. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                                              | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Predominantly flat site, southwest facing.                          | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Access roads would have to be constructed for this development.     | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 1km of a bus stop. Facilities are within 800m.       | GIS Layer for bus stops/bus routes                                                                                     | 0                        | Provision of future services and linkages and facilities within site.                                                                                                            | +                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate? | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                            | Check distance to local facilities                                                                     |                                |                               |                                 |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                            |                                                                                                        |                                |                               |                                 |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                           | Employment uses would not be harmful to the overall landscape setting in the area. There are existing employment allocations to the south. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                              |                               | 0                               |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                            |                                                                                                        |                                |                               |                                 |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                               | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                              | Existing LDP allocations for Waste Facilities                                                          | ++                             | N/A                           | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide employment uses which will have a positive impact on the economy.  | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |



OP2 – Berryhill

Business & Industrial 68.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                       | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                     |                                |                                                                                                                                                                     |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is adjacent to a number of open and culverted watercourses that deposit into the Don Estuary. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the estuary (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEMP may be required.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development would</p>                                                                                                                                                                                                                                                   | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                                              | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                      | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                             | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            | be significant. The development may allow for de-culverting of the Galashieburn.                                                                                                                              |                                              |                          | water-saving technologies.                                                                                                             |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            | No known constraints to infrastructural capacity. New connections required.                                                                                                                                   | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                    | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                              | Water and Human Health                     | Public water supplies available.                                                                                                                                                                              | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                    | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                     | Water, Climatic Factors and Human Health   | The Silver Burn flows across the southwestern part of the site and the Glashieburn is culverted through the central area. SEPA flood maps indicate a number of areas of surface water flooding over the site. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                               |                                              |                          |                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                   | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The central strip of the site is classified as Green Space Network. West European Hedgehogs have been recorded on site.</p>                                                                                                                                | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Habitat enhancements may reduce residual impact on habitat/species.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                               |                                                                                                                                                                            |                          |                                                                                                                                                                                                                              |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is within 1km of shopping and recreation areas and bus stops; in reality, there is likely to be an increase in</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                      | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                                                                                                                                                     | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                                  |                                                     | vehicular movements as a result of any development.                                                                                                                           | GIS Layers for cycle lanes/facilities                                      |                                    | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                                 |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                               |                                                                            |                                    |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                                  | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                               |                                                                            |                                    |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                             | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           | Population and human health or material assets | Development will include a green network that incorporates existing vegetation and field boundaries to create an attractive setting for development. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation   | +                        |                                                                                                                                                                                       | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                      |                                                                                 |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                     | Site Visit<br>Existing LDP Allocations                                          | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Evidence suggests there is potentially contamination at Denmore Smithy, to the north west of the site.                                               | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Development may provide opportunity to remedy condition of site in respect of contamination.                                                                                          | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                      |                                                                                 |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                    | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                  | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development is expected to commence within the lifetime of the LDP.                                                                         | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                         | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Predominantly flat, south facing and exposed.                                                                                               | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.     | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Potential conflict with A90 (Ellon Road) in terms of access/ egress.<br><br>Access roads would have to be constructed for this development. | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA may be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 1km of a bus stop. Facilities are within 800m.                                                                               | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | 0                        | Development Framework discusses provision of future services and linkages                                                                                   | +                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate? | Scoring –<br>post<br>mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                            |                                                                                                        |                                | and facilities within site.   |                                 |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                            |                                                                                                        |                                |                               |                                 |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                           | Employment uses would not be harmful to the overall landscape setting in the area. There are existing employment allocations to the south. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                              |                               | 0                               |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                            |                                                                                                        |                                |                               |                                 |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                               | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                              | Existing LDP allocations for Waste Facilities                                                          | ++                             | N/A                           | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide employment uses which will have a positive impact on the economy.  | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |



## OP3 – Findlay Farm

Business & Industrial 16.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            |                                                     | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and<br>Human Health                           | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish<br>Water Layer         | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> </ul>                                                                                                                                                            |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                     | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <ul style="list-style-type: none"> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                             |                                                     |                                                                                                                                                                                   |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                   |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Site is adjacent to <a href="#">Balgownie/Blackdog Links Local Nature Conservation site and Green Space Network</a>.</p> <p>Parts of the site are a potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Due regard to be given to the LNCS and to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Bat survey may be required as part of the planning application process.</p> | 0                               |
| <p><u><a href="#">Climate Change Mitigation</a></u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                      |                                                     |                                                                                                                                                                                   |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                   |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)                                                                                                                                                                                                                                                                                                                                                    | Climatic Factors                                    | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p>                                                    | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating                                                                                                                              | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                |                                            | Site is within 800m of bus stops, and shopping and recreation areas. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities                                      |                          | technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                    | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                             | Information available – GIS/site visit?                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           | Population and human health or material assets | Development will include a green network that incorporates existing vegetation and field boundaries to create an attractive setting for development. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation      | +                        |                                                                                                                                                                                       | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                      |                                                                                    |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                     | Site Visit<br>Existing LDP Allocations                                             | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Site is bound to some potentially contaminated land the south.                                                                                       | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment | 0                        | Measures should be taken to ensure development is not affected by any nearby contamination.                                                                                           | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                      |                                                                                    |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                  | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development is expected to commence within the lifetime of the LDP. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                         | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Flat south facing site with good shelter from northerly winds.      | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                                                                                                                                                         | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Access roads would have to be constructed for this development.     | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA may be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 800m of a bus stop and facilities.                   | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | Development Framework discusses provision of future services and linkages and facilities within site.                                                       | +                         |

[Landscape Designated Sites](#)

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                             | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                    |                                            |                                                                                                                                                      |                                                                                                |                          |                                                                                                                                            |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Employment uses would not be harmful to the overall landscape setting in the area. There are existing employment allocations to the north and south. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        |                                                                                                                                            | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                 |                                            |                                                                                                                                                      |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                    | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                        | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational                                                                                                           | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                             | Check Scottish Planning Policy (superseded Zero Waste Plan)                                    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                    | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------|---------------------------|
| criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                                                                               |                                            |                                                                                                                             | Site Proposal / Masterplan / Development Framework                            |                          | where appropriate, as per LDP policy.                                                  |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                             |                                                                               |                          |                                                                                        |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposed business/industrial uses will provide employment opportunities and will have a positive impact on economic growth. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements. | +                         |

## OP4 – Dubford Community Facilities

Mixed Use 2.46ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections nearby.                                                                                                                                                                                                                                                     | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and<br>Human Health                           | Site is surrounded by residential development. Connections possible.                                                                                                                                                                                                    | OS Map<br>GIS Scottish<br>Water Layer         | 0                              | N/A                                                                                        | 0                               |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>           | Water, Climatic Factors and Human Health            | <p>No flood risks identified on the SEPA flood map and no flooding incidents in the area. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in on and off-site flood risk.</p> | <p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>                                                                      | -                              | <p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>                                                                                                                                               | 0                               |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                      |                                                                                                                              |                                |                                                                                                                                                                                                                                                                                              |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                    | Climatic Factors                                    | <p>The provision of commercial uses on site will lead to increase of energy-use and consumption and waste.</p> <p>The proposed use is expected to draw users from the surrounding residential development.</p> <p>Site is also adjacent to the No 8 and X40 bus services.</p>        | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and</p> | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            |                                                                                                                                                                               |                                                                                                                 |                          | sustainable and active travel.                                                                                                                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                                                                                                 |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan                                      | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                                                                 |                          |                                                                                                                                                                                                                          |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                            | Proposal will result in the loss of open space however may provide the opportunity to create new, attractive open space with enhanced connectivity through the site.          | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                                                                | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                             | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                          |                                            | Proposal will result in the loss of open space however may provide the opportunity to create new, attractive open space with enhanced connectivity through the site. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                             | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                      |                                                                                                         |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                     | Site Visit<br>Submitted Bid Documents                                                                   | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                      |                                                                                                         |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity                                                                                                                                                      | Material assets                            | Site will be delivered within the LDP timeframe.                                                                                                                     | Site Proposal / Masterplan / Development Framework                                                      | +                        | N/A                                                                                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                  | Scoring – post mitigation |
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| pylons, underground gas pipelines etc.                                                                         |                                            |                                                                                                                                                                                                                                                                                                                                                       | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                                                                                                                                                             |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?          | Climatic factors                           | The site is east facing, high and exposed - although this is mitigated to some extent by surrounding development. The site slopes gently east but there are steeper areas that appear to have been terraced in the past.                                                                                                                              | Aerial Map<br>Site Visit                                                     | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.     | 0                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | No significant road network issues identified.                                                                                                                                                                                                                                                                                                        | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA may be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                         | Climatic factors and human health          | Site is adjacent to the No 8 and X40 bus services.<br><br>There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore.<br><br>There are good footpath connections within easy reach of the site.<br><br>Murcar and Denmore industrial estates are both within easy reach of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                         | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                  | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                | Scoring – post mitigation |
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| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                           |                                                                                                |                          |                                                                                                           |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Other than the loss of an open view to the houses immediately surrounding the site – any development here would become part of the existing urban fabric. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Retain and enhance setting through careful design and landscaping.                                        | +                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                           |                                                                                                |                          |                                                                                                           |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                    | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                             | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                       | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution)                                                                                                                                                               | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                  | Check Scottish Planning Policy (superseded Zero Waste Plan)                                    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                           | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                          |                                            |                                                                                                    | Site Proposal / Masterplan / Development Framework                            |                          | materials and compostable wastes where appropriate, as per LDP policy.                 |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                    |                                                                               |                          |                                                                                        |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Development will introduce a commercial use to the area and also provide employment opportunities. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements. | +                         |

OP5 – Balgownie Centre

Residential 2.25ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> </ul>                                                                                                                                                                    |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                                                                        | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>                                            | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          | against any negative impact on air quality.                                                                                                |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%).<br>Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).                                                      | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if                                                                                                                                                                                                                       |                                                | There is evidence that the site contains some levels of asbestos.                                                                                                                                                                                                                          | GIS Layers for contamination, Historic Land-use, Landscape       | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or                                             | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                      | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| so, will the option reduce contamination?                                                                                                                                                                                                                           |                                            |                                                                                                               | Character Assessment                                                                                                   |                          | contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.                                 |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                               |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                                       | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | East/west facing site with reasonable shelter from northerly winds. Site slopes gently towards the southwest. | Aerial Map<br>Site Visit                                                                                               | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Site is accessible via North Donside Road. Further access may need to be constructed within the development.  | Aerial Map<br>Site Visit                                                                                               | 0                        | Access road(s) would need to be delivered to the satisfaction of the                                                                                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------|
| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                             | Planning Brief                                                                                         |                          | Council as Roads Authority.                                                                                 |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | ++                       | N/A                                                                                                         | ++                        |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                             |                                                                                                        |                          |                                                                                                             |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Largely urban area with overgrown vegetation/bushes. Development may have slight visual impact because it is located close to a roundabout. However, housing development would fit within the existing residential character of the area.   | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | 0                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                             |                                                                                                        |                          |                                                                                                             |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework                                                  | +                        |                                                                                                                                                                                  | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                     | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                          | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

### Population

- Promote economic growth, social inclusion, environmental improvement, health and safety.

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                             | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal is for both private and affordable residential development. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP7 – Aberdeen College Gordon Centre

Mixed Use 3.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible and available.                                                                                                                                                                                                                                 | GIS Scottish<br>Water Layer                   | 0                              |                                                                                            | N/A                             |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and<br>Human Health                           | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish<br>Water Layer         | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | The eastern part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                          |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                           | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Woodland (conifers) to the south east of the site and green space network to the eastern part of the site may be affected by development.                                                                                                                                                                       | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Ensure site design and layout incorporates landscaping (including native species) and the trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                      |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon                                                                                                                                                                     | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                    | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                               | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.              | Population and human health or material assets | Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).                                                         | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | +                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site? |                                                | Development will have some impact on green space network to the east of the site. It would have opportunities however to enhance connections to the network.                                                                                                                               | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | 0                        | N/A                                                                                                                                        | 0                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                               |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                                        | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if                                                |                                                | Records show there is potential contamination to the southwest of the site.                                                                                                                                                                                                                | GIS Layers for contamination,                                                 | -                        | Site investigation should be carried out. LDP Policy states that all land which is                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                         | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                          | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| so, will the option reduce contamination?                                                                                                                                                                                                                           |                                            |                                                                                                  | Historic Land-use, Landscape Character Assessment                                                                      |                          | degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                  |                                                                                                                        |                          |                                                                                                                                     |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                          | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                 | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Southwestern facing flat site with adequate shelter from northerly winds.                        | Aerial Map<br>Site Visit                                                                                               | +                        | N/A                                                                                                                                 | +                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Site is accessible from Ellon Road however access road from Ellon Road would need to be widened. | Aerial Map<br>Site Visit                                                                                               | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                  |                                            |                                                                                                                                                                                                                                             |                                                                              |                          |                                                                                        |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                    | Climatic factors and human health          | Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                    | ++                        |
| <b>Material Assets</b>                                                                                                                                                    |                                            |                                                                                                                                                                                                                                             |                                                                              |                          |                                                                                        |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                         |                                            |                                                                                                                                                                                                                                             |                                                                              |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources? | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).                                                           | Site Visit<br><br>Site Proposal / Masterplan / Development Framework         | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                     | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                               | Existing LDP allocations for Waste Facilities                                | ++                       | N/A                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                 | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There is a Grade B listed building within the site: Gordon Barracks - Guard Room (listed in 19/03/1991). | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect and preserve/enhance the listed building as per LDP Policy and national legislation.                                                     | 0                         |
| <p><b>Population</b></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                             | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal is for both private and affordable residential development. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP8 – East Woodcroft North

60 Houses 2.2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |
| <u>Biodiversity, Flora and Fauna</u>                                                                                                                                                                                                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                      | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                         |                                                                                                                                                                            |                          |                                                                 |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>          | Bio flora and fauna                        | <p>Land to the south and east of the application site forms part of the Scotstown Local Nature Conservation Site.</p> <p>NESBREC data found no record of protected species.</p> <p>Site is a potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | +                        | Bat survey may be required as part of the planning application. | +                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                           |                                            |                                                                                                                                                                                                                         |                                                                                                                                                                            |                          |                                                                 |                           |
| What is the site overall impact in terms of carbon emissions (using                                                                                                                                                                                                                                                                                                                                                                                       | Climatic Factors                           | The densification of uses on site will lead to an increase of energy-use and                                                                                                                                            | GIS Layers for bus routes/bus stops – shows                                                                                                                                | -                        | All new buildings must install low and zero carbon              | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                          | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| SPACE - Spatial Planning Assessment of Climate Emissions)?                                                               |                                            | <p>consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. There may be a slight increase in vehicular movements as a result of the development.</p> | <p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>  |                          | <p>generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> |                           |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                                                   |                                                                                   |                          |                                                                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                    | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                              | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p> | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any</p>                                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                          | Information available – GIS/site visit?                                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                   |                                                                                          |                          | negative impact on air quality.                                                                        |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                   |                                                                                          |                          |                                                                                                        |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | <p>Glashieburn Primary School has enough capacity.</p> <p>OldMachar Academy currently has capacity and is expected to be overcapacity in 2024.</p> <p>There is a medical practice within 1km.</p> | <p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>              | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | +                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                                | <p>New tree planting is proposed in the area between the development and Scotstown Road as a means of enhancing the amenity and biodiversity of open spaces.</p>                                  | <p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p> | +                        |                                                                                                        | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                   |                                                                                          |                          |                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | <p>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p>                                                                           | <p>Site Visit</p> <p>Existing LDP Allocations</p>                                        | -                        | Measures should be in place to ensure that possible contamination from construction                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                           | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                                                    |                                                                                                                        |                          | will be properly remediated and not affect the quality of the soil.<br>Re-use of soil in local area.                                                    |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                    |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                            | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Southwestern facing site with adequate tree belt cover providing protection from prevailing winds. | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                         | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
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| <p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>                                                                                                                                                                             | Material assets and climatic factors?      | <p>Site can be accessed from Ashwood Circle to the west.</p> <p>There is sufficient capacity within the existing local road network to accommodate the proposed development.</p> | <p>Aerial Map</p> <p>Site Visit</p> <p>Transport Assessment</p>                                               | +                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                            | Climatic factors and human health          | Site is within 400m of a bus stop and 800m of local shopping facilities.                                                                                                         | <p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>                           | ++                       |                                                                                                  | ++                        |
| <p><b><u>Landscape Designated Sites</u></b></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                  |                                                                                                               |                          |                                                                                                  |                           |
| <p><b><u>Non-designated landscape features and key landscape interests</u></b></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Surrounding character is residential therefore the proposed residential use would not negatively impact the landscape.                                                           | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | +                        | N/A                                                                                              | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal is for both private and affordable residential development.                          | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and                                                                                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance) | Objective/ Related SEA topic if applicable | Comments | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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|                                                                                     |                                            |          |                                         |                          | affordable housing.        |                           |

OP9 – Grandhome

7000 Houses & Employment Land 323ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                          | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                            |                          |                                                                                                                                                                     |                           |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                      | <p>Site is adjacent to the River Don on the west. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                        | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEMP may be required.</p> | 0                         |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>                                                                                                                                                                                                |                                            | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.</p>                                                                                                                                                                             | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                    | -                        | <p>Development required to comply with national and local planning policy requiring all new development to</p>                                                      | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                    | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                     | Scoring – post mitigation |
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| allow the de-culverting of a watercourse?                                                                                                                      |                                            |                                                                                                                                                                             |                                         |                          | install water-saving technologies.                             |                           |
| Can the option connect to the public foul sewer?                                                                                                               |                                            | Construction has started on site. Connections are possible.                                                                                                                 | GIS Scottish Water Layer                | 0                        | N/A                                                            | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site? | Water and Biodiversity, Fauna and Flora    | Due to the large nature of the site, there is varied drainage. The north and west of the site are freely drained. The south contains small pockets of poorly drained areas. | OS Map<br>GIS Hydrogeology Maps         | -                        | Careful design and siting of development and incorporate SUDS. | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                     | Water and Human Health                     | Connections to services are in place given the existing development on and around the site.                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                            | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                      | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>According to SEPA Flood Risk Maps, there is a 10% chance of flooding happening in any one year, largely as a result of surface water at the south of the Site. One flooding incident (surface run-off) has been recorded on the east of the site dating back to 2005-2007. The River Don runs quite close to the western boundary of the site. Development would likely result in increased surface water run-off through provision of additional areas hardstanding to facilitate proposed new uses within the site, therefore there is some potential for an increase in on and off-site flood risk.</p> | <p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p> <p>Planning Proposal</p> | -                        | <p>Drainage Impact Assessment has been undertaken as part of the planning application. Provision for SUDS have been made where appropriate.</p> | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  |                          |                                                                                                                                                 |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Pockets of the site fall within an area of potential bat habitat.</p> <p>There are two Local Nature Conservation Sites just outside the northern boundary – Grandhome Moss and Stoneyhill Wood. The River Don Corridor runs just outside the western boundary.</p> <p>A large part of the site sits within the Green Space Network.</p> <p>Japanese Knotweed has been recorded on site.</p> <p>Designated species on site: Wild Pansy, Large-flowered Hemp-nettle, Redwing, Eurasian Red Squirrel, Coralroot Orchid, Peregrine, Yellowhammer, Starling, Linnet, Swift, Skylark and Curlew. Locally Important Species Eurasian Water Shrew has also been identified on the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE -                                                                                                                                                                                                                                                                                                                                                                      | Climatic Factors                           | Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                                                   | --                       | All new buildings must install low and zero carbon generating                                                                                                                                                                                                                               | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                         | Scoring – post mitigation |
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| Spatial Planning Assessment of Climate Emissions)?                                                                |                                            | The site is distant from local facilities and from public transport access. Although the proposal includes its own shopping centre and access to public transport, it is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements. | GIS Layers for cycle lanes/facilities<br>Check distance to local facilities |                          | technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                             |                          |                                                                                                                                                                                                                                                    |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                             | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                 | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan      | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.                                                                                               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |                          | This will help mitigate against any negative impact on air quality.                                    |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>• Protect and enhance outdoor access opportunities and access rights.</li> <li>• Protect and enhance human health.</li> <li>• Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |                          |                                                                                                        |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                           | Population and human health or material assets | <p>Danestone School – 2018 figures indicate that the school is running under capacity in the short and long term. Old Machar Academy – 2018 figures indicate that the school is currently under capacity (69%). It is forecasted to be overcapacity in 2024.</p> <p>Bucksburn Academy – 2018 figures indicate that the school is currently under capacity at 87%. However, it will be overcapacity in 2020. Capacity is likely to be available once the new school at Countesswells is developed.</p> <p>This proposal includes 3no primary schools and 1no Academy</p> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | 0                         |
| To what extent will the proposal affect the quality and quantity of                                                                                                                                                                                                                                    |                                                | An area of open space (Clerkhill Forest) may be impacted by the proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | GIS Layer on Green Space Network (GSN)                           | --                       | Sufficient open space provision will be required                                                       | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                         | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                         | Scoring – post mitigation |
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| <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                             |                                            |                                                                                                                                                  | Aberdeen Open Space Audit<br>Existing LDP allocations for GSN                 |                          | as per the Open Space Policy in the LDP.<br><br>Opportunities for habitat enhancements/ green spaces/ corridors.   |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                            | 2no core paths run in part of the site. There is a possibility of these being affected by development.                                           | GIS Layer on Core Paths/Cycle Lanes                                           | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.            | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                  |                                            | Green space network will be affected by development however the proposal will have opportunity to enhance existing networks through landscaping. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. | 0                         |

### Soils

- Reduce contamination, safeguard soil quantity and quality.

| Site assessment question (click on links embedded in the text for further guidance)                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| Is the option on greenfield or brownfield land?                                                                      | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                           | Site Visit<br>Existing LDP Allocations                                          | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area.                           | 0                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination? |                                            | Records show a large proportion land to the east of the site is contaminated. There are also pockets of potentially contaminated land to the centre, east, west and southwest of the site. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                             |                                                                                                                               |                          |                                                                                                                                                         |                           |
| <p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>                                                                                                        | Material assets                            | Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith the LDP Timeframe. This is a phased development.                                                         | <p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p> | +                        | N/A                                                                                                                                                     | +                         |
| <p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>                                                                                                                                                        | Climatic factors                           | Large site facing east/west/north/south. Site has gentle undulations and slopes most steep to the west closer the east Don river valley. Site has some shelter from northerly winds provided by tree belts across the site. | <p>Aerial Map</p> <p>Site Visit</p>                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| <p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>                                                                                                                                               | Material assets and climatic factors?      | Access roads would have to be constructed for this development.                                                                                                                                                             | <p>Aerial Map</p> <p>Site Visit</p>                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                           | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                  | Scoring – post mitigation |
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|                                                                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                        |                          | Travel Assessment will be required to be submitted with the application.                                                                    |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                        | Climatic factors and human health          | Site is more than 800m from local facilities and the closest bus stop is more than 1km away.                                                                                                                                                                                                                                                                                                                             | GIS Layer for bus stops/bus routes<br>Check distance to local facilities<br>Site Development Framework | --                       | The proposal includes local shopping facilities and access to public transport.<br><br>LDP Policy encourages sustainable and active travel. | 0                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                        |                          |                                                                                                                                             |                           |
| <p><u><a href="#">Non-designated landscape features and key landscape interests</a></u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to</p> | Landscape                                  | Site is surrounded by Green Belt. The northern section of the site is classed as Wooded Farmland. Development will negatively affect the existing woodland. Residential development will be visible as parts of the site are quite high up. The South of the site is classed as a valley. The higher parts of the site can be seen from elsewhere in the city. As the A90 runs just south of the site, it is likely that | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit         | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                 | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| accommodate it?<br>Such as current settlement boundaries, existing townscape and character of surrounding area?                                                                                                                                        |                                            | these higher areas will be visible to traffic along this road.                                |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                         | Scoring – post mitigation |
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| <p><a href="#">Population</a></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                     |                                                                                                                   |                          |                                                                                                                                    |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                     | Population                                 | Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy.                                                                                                        | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                      | +                         |
| <p><a href="#">Human Health</a></p> <p style="text-align: center;">Protect and enhance human health.</p>                                                                     |                                            |                                                                                                                                                                                                                                                                     |                                                                                                                   |                          |                                                                                                                                    |                           |
| Protect and enhance human health.                                                                                                                                            | Human health and air quality               | Large scale development which will have a negative impact on air quality and consequently on health.<br><br>However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities. | Aberdeen Air Quality Action Plan<br>Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | -                        | Development will be required to make provision for new open spaces or recreational facilities as per Open Space Policy in the LDP. | +                         |



OP10 – Dubford

550 Houses 35.8ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                              | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                               |                          |                                                                                                                                                                                                                         |                           |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                      | <p>To the north and east of the site is Mundurno Burn ('bad condition' status in 2014 as per SRBMP). Development has the potential to increase surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                        | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. Development may represent an opportunity to remedy condition of the burn,</p> | 0                         |
| <p>Could the option have a direct impact on the water environment (for example result in the</p>                                                                                                                                                                                                                                                               |                                            | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale</p>                                                                                                                                                                                                                                                              | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                       | -                        | <p>Development required to comply with national and</p>                                                                                                                                                                 | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                              | Information available – GIS/site visit?                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                               | Scoring – post mitigation |
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| need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                            |                                            | development would be significant. See above re. impact on water environment.                                                                                                                                          |                                                                   |                          | local planning policy requiring all new development to install water-saving technologies.                                                |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                    |                                            | Construction has started on site. Connections are possible.                                                                                                                                                           | GIS Scottish Water Layer                                          | 0                        | N/A                                                                                                                                      | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                          | Water and Human Health                     | Connections to services are in place given the existing development on and around the site.                                                                                                                           | OS Map<br>GIS Scottish Water Layer                                | 0                        | N/A                                                                                                                                      | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area? | Water, Climatic Factors and Human Health   | SEPA Flood Maps show there are risks of surface and river flooding from the Mundurno Burn located to the north and east of the site.<br><br>Development presents the opportunity to improve current drainage on site. | GIS Layers for Flood Risk<br>SEPA Flood Maps<br>Planning Proposal | -                        | Drainage Impact Assessment has been undertaken as part of the planning application. Provision for SUDS have been made where appropriate. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |                          |                                                                                                                                                                                              |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                                      | <p>Bio flora and fauna</p>                 | <p>Most of the site has been developed with a section left which is predominantly improved grassland and arable agricultural land. Some mature trees towards the north of the site, around the farmhouse, are protected by a Tree Preservation Order (27).</p> <p>Site also has some strips of Green Space Network which will be maintained throughout development.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>-</p>                 | <p>Due regard will be given to the Tree Preservation Orders in place, and Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | <p>0</p>                  |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> </ul>                                                                                                                                                                                                                                                                                                         |                                            |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |                          |                                                                                                                                                                                              |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop however the nearest facilities are more than 800m away. Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | -                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality                                                                  | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly</p>                                                                                                                                                                                                                                                                                 | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>                                            | -                        | <p>New development should consider sustainable travel methods</p>                                                                                                                                                                                                                                                           | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                    | Scoring – post mitigation |
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| Management Area (AQMA)?                                                                                                                                                                                                                                                                          |                                                | negative environmental impacts during and post construction.                                                                                                                                                                                                                                                                                                                                                          |                                                                  |                          | and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |                          |                                                                                                                                                               |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | <p>Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024.</p> <p>Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment.</p> <p>Old Machar Medical Practice is approximately 1.8km from the site.</p> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | -                        | Developer contributions (education) may be required.                                                                                                          | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                            | Site consists of strips of green space network. Likely to be impacted by residential development however, the site visit showed that as development has progressed, the green space network has been maintained and incorporated. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.<br><br>Regard should be given to Green Space Network Policy.                                       | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                            |                                                                                                                                                                                                                                   |                                                                                                         |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                  | Site Visit<br>Existing LDP Allocations                                                                  | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | 0                         |
| Are there any contaminated <a href="#">soils</a>                                                                                                                                   |                                            | Records show a portion of the land to the west which was previously used for quarrying as potentially                                                                                                                             | GIS Layers for contamination,                                                                           | -                        | Site investigation should be                                                                                                                                                                 | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                          | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                | Scoring – post mitigation |
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| <a href="#">issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                                                 |                                            | contaminated. There is a portion of potentially contaminated land in the central section of the site.             | Historic Land-use, Landscape Character Assessment                                                                      |                          | carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                   |                                                                                                                        |                          |                                                                                                                                                                                           |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development has already commenced on site. It is expected to be completed within the LDP Timeframe.               | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                                                       | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Predominantly south and east facing site with undulations. It is fairly exposed, with parts of the site elevated. | Aerial Map<br><br>Site Visit                                                                                           | -                        | Development will be encouraged to be sited and orientated so as                                                                                                                           | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                        | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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|                                                                                                            |                                            |                                                                                               |                                                                          |                          | to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                                                                                          |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Access roads would have to be constructed for this development.                               | Aerial Map<br>Site Visit                                                 | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities?<br>Can these be accessed by public transport?                  | Climatic factors and human health          | Site is within 400m of a bus stop but is more than 800m away from shopping facilities.        | GIS Layer for bus stops/bus routes<br>Check distance to local facilities | -                        |                                                                                                                                                                                  | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                   |                                            |                                                                                               |                                                                          |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore                               | Material Assets and                        | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                            | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                               | Human Health                               |                                                                                          |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Development to provide both private and affordable housing.                              | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                                                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                          | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |                          |                                                                                                                                                                     |                           |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                      | <p>Site is adjacent to a number of open and culverted watercourses that deposit into the Don Estuary. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the estuary (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                        | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEMP may be required.</p> | 0                         |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>                                                                                                                                                                                                |                                            | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.</p>                                                                                                                                                                                                                                   | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                       | -                        | <p>Development required to comply with national and local planning policy requiring all new development to</p>                                                      | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                             | Scoring – post mitigation |
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| allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                          | install water-saving technologies.                                                                                                     |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                        |                                            | Brownfield site. No known constraints to infrastructural capacity.                                                                                                                                                                                                                                                                                                                                            | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                    | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                              | Water and Human Health                     | As above.                                                                                                                                                                                                                                                                                                                                                                                                     | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                    | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                         | Water, Climatic Factors and Human Health   | The site is currently identified as being at risk of flooding according to SEPA Flood Risk maps (small pockets of surface water flooding throughout). Development would likely result in increased surface water run-off through provision of additional areas hardstanding to facilitate proposed new uses within the site, therefore there is some potential for an increase in on and off-site flood risk. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                          |                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                          | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                               | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                            |                                                                                                                   |                                                                                                                                                                            |                          |                                                                                                                                          |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Bats have been recorded on site. Other designated species are: Grey Partridge, Red-backed Shrike, Kestrel.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | 0                        | <p>Bat Survey may be required at planning application stage.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> | +                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                   |                                                                                                                                                                            |                          |                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?           | Climatic Factors                           | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <p><u><a href="#">Air Quality</a></u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                    | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                                                               | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>                                            | -                        | <p>New development should consider sustainable travel methods and sustainable</p>                                                                                                                                                                                                                                           | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                    | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                                                     |                                                                  |                          | construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                     |                                                                  |                          |                                                                                                                                               |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).<br><br>A medical centre is available within 1km. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                        | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                     |                                                                  |                          |                                                                                                                                               |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Brownfield. Undeveloped areas present within the site. Short term                                                                                                                                                                                                                   | Site Visit<br>Existing LDP Allocations                           | -                        | Measures should be in place to ensure that possible                                                                                           | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                        | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | adverse effects on soil. Possible soil contamination during construction.                                                                                                                                               |                                                                                                                        |                          | contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                         |                                                                                                                        |                          |                                                                                                                                   |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Once the existing uses are vacated, the proposed development is expected to commence. This would be within the LDP timeframe.                                                                                           | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                               | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | There is a tree belt to the south and east giving reasonable shelter from northerly winds. Site is south-east and south-western facing. The site is predominantly flat with the southern part slightly sloping upwards. | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter       | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                            | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                           |                                            |                                                                                                                                                                                     |                                                                          |                          | from winds, as per the LDP.                                                                                                                             |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                                | Material assets and climatic factors?      | Vehicular access for mixed uses is not expected to pose significant traffic problems.                                                                                               | Aerial Map<br>Site Visit                                                 | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Is the site close to a range of facilities?<br>Can these be accessed by public transport?                                                                                 | Climatic factors and human health          | Site borders the Aberdeen Science and Technology Centre, and the proposed mixed uses would also provide employment. Site is within 400m of bus stops.                               | GIS Layer for bus stops/bus routes<br>Check distance to local facilities | ++                       | N/A                                                                                                                                                     | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                  |                                            |                                                                                                                                                                                     |                                                                          |                          |                                                                                                                                                         |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources? | Material Assets                            | Development will provide mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework         | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                  | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                     | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                     | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Population</b></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                    |                                            |                                                                                                              |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | The proposal will provide mixed uses which will help to provide employment and residential uses in the area. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements                                                                                            | +                         |

| Site assessment question (click on links embedded in the text for further guidance) | Objective/ Related SEA topic if applicable | Comments | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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|                                                                                     |                                            |          |                                         |                          | and affordable housing.    |                           |

OP15 – Former Carden School

Residential 0.37ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |
| <u>Climate Change Mitigation</u>                                                                                                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                          | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                           | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                   |                                                                                                                   |                          |                                                                                                                                                                                                                                                                                                                      |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                      | Climatic Factors                           | The densification of uses on site may result in a slight increase of energy-use and consumption, transport movement and waste. Site is within 400m of a bus stop and 500m of shopping facilities. | GIS Layers for bus routes/bus stops – shows you whether it's within 400m<br>GIS Layers for cycle lanes/facilities | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. | 0                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                            |                                            |                                                                                                                                                                                                   |                                                                                                                   |                          |                                                                                                                                                                                                                                                                                                                      |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                               | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                     | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan                                            | -                        | New development should consider sustainable travel methods and sustainable construction                                                                                                                                                                                                                              | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                          | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                       | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                                   |                                                                      |                          | methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                   |                                                                      |                          |                                                                                                                                  |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%.<br><br>A medical practice is available within 400m. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                           | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                   |                                                                      |                          |                                                                                                                                  |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through                              | Site Visit<br><br>Existing LDP Allocations                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be                        | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                  | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?       | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | remediation or decontamination works undertaken prior to development.                                                     |                                                                                                                        |                          | accommodated on brownfield land. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                           |                                                                                                                        |                          |                                  |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development is expected to be delivered within the LDP timeframe.                                                         | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                              | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Flat site that is south western facing. It is protected from prevailing winds.                                            | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                              |                           |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site is accessible from Gordon Terrace. The road network would be capable of accommodating traffic from residential uses. | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                              | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                          | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                         | Climatic factors and human health          | Site is within 400m of a bus stop and 500m of a shopping centre.                                                                                                                  | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                                          | ++                       | N/A                                                                                                                                 | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                       |                                            |                                                                                                                                                                                   |                                                                                                                   |                          |                                                                                                                                     |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?      | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework                                                  | +                        | N/A                                                                                                                                 | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                          | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                     | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                 | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                          | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                          | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                                                                               |                                            |                                                                                   |                                                                               |                          | wastes where appropriate, as per LDP policy.                                                                  |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                   |                                                                               |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal would provide residential development that would help meet local demand. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                         |

OP16 – Davidson’s Papermill

Mixed Use 29.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                       | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                            |                                |                                                                                                                                                                     |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                               | <p>Site is bound by the River Don to the north and east, and the Bucks Burn flows to the south east within the site. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEMP may be required.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction</p>                                                                                                                                                                                                                                                                                                        | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                                              | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                        | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                     | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------|----------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                           |                                            | from this large-scale development could be significant.                                                                                         |                                         |                          | water-saving technologies.                                     |                           |
| Can the option connect to the public foul sewer?                                                                                                               |                                            | Construction has started on site. Connections are possible.                                                                                     | GIS Scottish Water Layer                | 0                        | N/A                                                            | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site? | Water and Biodiversity, Fauna and Flora    | Due to the large nature of the site, there is varied drainage. There are pockets of poor drainage to the north, east and southwest of the site. | OS Map<br>GIS Hydrogeology Maps         | -                        | Careful design and siting of development and incorporate SUDS. | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                     | Water and Human Health                     | Connections to services are in place given the existing development on and around the site.                                                     | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                            | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                        | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Site is adjacent to the River Don and part of the site is identified as 0.5% risk of flooding from fluvial sources. The southwest of the site is at risk of flooding from the Bucks Burn which runs across the site. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Flood Risk Assessment would be required.<br>Drainage Impact Assessment has been undertaken as part of the planning application. Provision for SUDS have been made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                      |                                               |                                |                                                                                                                                                                                      |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                                                                                                     | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                          | <p>Site is adjacent to River Don Corridor LNCS, but is not itself covered by the designation. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.</p> <p>Southeast of the site where the Bucks Burn runs is covered by Green Space Network designation.</p> <p>Site has various pockets that are considered potential bat habitats. These are likely to be affected by development.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                      | <p>Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | <p>-</p>                        |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>Proposed uses are likely to result in an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is within 400m of a neighbourhood centre and there is a bus route that goes along the main road within the site. As with many large scale residential developments, there is likely to be increased traffic into the built-up area which would have a long term negative impact on climatic factors through emissions via the increase in vehicular movements.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | --                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | -                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                                 | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>                                            | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                                                                                 |                                                                                                                        |                          | against any negative impact on air quality.                                                                                                                              |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | <p>Stoneywood Primary School has sufficient capacity.</p> <p>Bucksburn Academy currently has capacity however it is going to be overcapacity from 2020 onwards.</p> <p>There is a medical practice within 800m of the site.</p> | <p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>                                            | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                   | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                                | Green Space Network adjacent to the Bucks Burn may be affected by development.                                                                                                                                                  | <p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p> | --                       | <p>Sufficient open space provision will be required as per the Open Space Policy in the LDP.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                                | Green space network will be affected by development however the proposal will have opportunity to enhance existing networks.                                                                                                    | Site Proposal / Masterplan / Development Framework                                                                     | -                        | Provision of new and/or retention of elements of existing green spaces within                                                                                            | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                            | Existing LDP Allocation                                                            |                          | the site as part of the development.                                                                                                                                                                                   |                           |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                                            |                                                                                    |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                                             | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Records show there is potential contamination on a large section of the site due to the previous Paper Mill use.                                                                                                                                                                           | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                    |                          |                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development has already commenced on site. It will continue within the LDP timeframe and is expected to be completed within the LDP Timeframe. This is a phased development.                | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                                              | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Large site facing north/south/west. Site has gentle undulations and is steeped towards the river valley. Site has some shelter from northerly winds provided by tree belts around the site. | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Road network is capable of accommodating the residential/mixed use traffic. Further access roads within the development would be required.                                                  | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 400m of several bus stops. There is a bus route along the main road within the site. There are local shopping facilities within 800m of the site and within the development. | GIS Layer for bus stops/bus routes                                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                   | Check distance to local facilities                                                                     |                          |                                                                                        |                           |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                        |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is surrounded by green space network to the north and northeast. The proposal would not be overtly visible to the north and northeast because the site slopes towards the river valley.<br><br>Mixed use development would not interfere with the existing landscape to the west of the site, which is predominantly residential in nature with a road acting as a boundary. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | +                        | N/A                                                                                    | +                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing                                                                                                                                          | Material Assets                            | Development will provide mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).                                                                                                                                                                                               | Site Visit<br><br>Site Proposal / Masterplan / Development Framework                                   | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                            | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| on-site materials / resources?                                                                                                                                                                                                                         |                                            |                                                                                                     |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.       | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.            | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                                     |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide mixed uses including both private and affordable housing to meet local needs. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP18 – Craibstone North and Walton Farm

Employment Land 20ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                                |                                                                                                                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <p>Possibility of release of waterborne pollution during construction into the Green Burn which runs through the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Yes, connections are possible and available.                                                                                                                                                                                                                                                                                                                                                              | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                                                                                       | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands                                                                                                                                                                                                                              | Water and Biodiversity, Fauna and Flora             | Pockets of poor drainage to the southeast and central areas of the site.                                                                                                                                                                                                                                                                                                                                  | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                                                                                                                                            | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| and boggy areas on the site?                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                                                                                                                                                                                                                                                                                                                                                  |                                                              |                          |                                                                                                                                         |                           |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                          | Water and Human Health                     | Yes, connections are possible and available.                                                                                                                                                                                                                                                                                                     | OS Map<br>GIS Scottish Water Layer                           | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                     | Water, Climatic Factors and Human Health   | SEPA Flood Maps indicate that the central belt of the site may be at risk of flooding from the Green Burn which runs through the site. However, there have been no flooding incidents recorded on the site.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>SEPA Flood Maps                 | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a>                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |                                                                                                                                                                                                                                                                                                                                                  |                                                              |                          |                                                                                                                                         |                           |
| <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                  |                                                              |                          |                                                                                                                                         |                           |
| To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:                                                                                                                                                                                                                                                                                                                                                     | Bio flora and fauna                        | This is a large greenfield site with existing habitats. There is extensive woodland cover along the Green Burn and at the Mill of Craibstone. Protected species may present an issue. There are a variety of                                                                                                                                     | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, | --                       | Apply LDP Natural Environment policies which ensure the protection of non-designated natural heritage, trees,                           | -                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                    | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                             | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                                                        | Scoring –<br>post<br>mitigation |
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| <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> |                                                     | <p>birds that are listed on the Scottish Biodiversity List.</p> <p>Green Space Network designation covers the central section of the site where the Green Burn flows and on the southwestern corner of the site.</p> | <p>TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> |                                | <p>woodland and watercourses. Species surveys, CEMP and ecological assessment also likely to be required. Development will be phased and programmed so effects can be adequately managed over time.</p> <p>HRA Appropriate Assessment and EIA may be required.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> |                                 |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                               |                                                     |                                                                                                                                                                                                                      |                                                                                                           |                                |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning</p>                                                                                                                                                                                                                                       | <p>Climatic Factors</p>                             | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p>                                                                                       | <p>GIS Layers for bus routes/bus stops – shows</p>                                                        | <p>-</p>                       | <p>All new buildings must install low and zero carbon generating technologies to reduce</p>                                                                                                                                                                                                                                                                                                                          | <p>0</p>                        |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                             | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                                                     |                                            | <p>Site is within 400m of a bus stop. However, it is more than 800m from local facilities.</p> <p>Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions because it will be an employment area and people will potentially travel from different areas.</p> | <p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>  |                          | <p>the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> |                           |
| <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                                   |                          |                                                                                                                                                                                                                                        |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                 | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                          | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p> | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>        | 0                         |
| <p><b>Service Infrastructure</b></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                                   |                          |                                                                                                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                          | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                         |                                                |                                                                                                                                                                   |                                                                                                         |                          |                                                                                                                                                                                              |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? | Population and human health or material assets | Potential to negatively impact the green space network running through the central belt of the site along the Green Burn and the southwestern corner of the site. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Retention of existing green spaces within the site as part of the development.<br><br>Due regard will be given to Green Space Network policy.                                                | -                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                                |                                                                                                                                                                   |                                                                                                         |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | Site is on greenfield land, although development is already underway. Short term adverse effects on soil. Possible soil contamination during construction.        | Site Visit<br>Existing LDP Allocations                                                                  | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                               |                                                | Records show there is potential contamination at the Mill of Craibstone in the western section of the site.                                                       | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment                      | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                           | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                    |                                                                                                                        |                          | either restored, reclaimed or remediated to a level suitable for its proposed use.                                                                      |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                    |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Site is expected to be delivered within the LDP timeframe.                                         | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is relatively flat and mostly faces southwest. There is adequate cover from prevailing winds. | Aerial Map<br>Site Visit                                                                                               | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | There is adequate vehicular access/opportunities for proposed employment uses.                     | Aerial Map<br>Site Visit                                                                                               | +                        | N/A                                                                                                                                                     | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                              | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                                            |                                            |                                                                                                                                                                                                       |                                                                                                        |                          |                                                                                                             |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                              | Climatic factors and human health          | Site is within 400m of a bus stop but more than 800m from local facilities.                                                                                                                           | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | -                        |                                                                                                             | -                         |
| <b><u>Landscape Designated Sites</u></b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                      |                                            |                                                                                                                                                                                                       |                                                                                                        |                          |                                                                                                             |                           |
| <u><a href="#">Non-designated landscape features and key landscape interests</a></u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Some woodland cover is present within the central belt and southwestern corner of the site. Development has potential to impact on this.<br><br>Site forms part of a valley within the city boundary. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | 0                         |
| <b><u>Material Assets</u></b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                       |                                                                                                        |                          |                                                                                                             |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                     | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                   | Existing LDP allocations for Waste Facilities                                                                          | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                        | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                 |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Sites and Monuments Record shows Mill of Craibstone farmstead to the southwest of the site. It is still in use. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect/protect any features with significant historical importance as per LDP Policy and national legislation.                                  | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                         | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                         | Scoring –<br>post<br>mitigation |
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| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                  |                                                                                               |                                |                                                                                                       |                                 |
| Promote economic growth,<br>social inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Employment uses will provide opportunity<br>for economic growth. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements. | +                               |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                           |                                         |                          |                                                                                                                                                                                                           |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                      | <p>Possibility of release of waterborne pollution during construction into the Green Burn which runs through the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS Hydrogeology Maps         | -                        | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                            | Yes, connections are possible and available.                                                                                                                                                                                                                                                                                                                                                              | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                                                                                       | 0                         |
| For large scale developments are there any private or public water supplies within                                                                                                                                                                                                                                                                             | Water and Human Health                     | Yes, connections are possible and available.                                                                                                                                                                                                                                                                                                                                                              | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                                                                                                                                       | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                          |                                                                                                                                                         |                           |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | <p>SEPA Flood Maps indicate that the central belt of the site may be at risk of flooding from the Green Burn which runs through the site. However, there have been no flooding incidents recorded on the site. The Corsehill Burn runs along the north boundary however there have been no flooding incidents on site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | GIS Layers for Flood Risk<br>SEPA Flood Maps                                                                                                                               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                 | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                          |                                                                                                                                                         |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p>                                                                                                                                                                                                                                                                                                  | Bio flora and fauna                        | <p>Site is in use as agricultural grazing land with allotments on the eastern part of the site. Part of the site is identified as being a potential bat habitat.</p> <p>There have been recordings of Roe Deer on site.</p> <p>The corridor which follows the Green Burn on site is designated as Green</p>                                                                                                                                                     | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Ensure site design and layout incorporates landscaping (including native species) and the mature trees on boundaries that add to the biodiversity value | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                | Scoring – post mitigation |
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| <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                          |                                            | <p>Space Network. This is likely to be affected by development.</p>                                                                                                                                                                                                                                                                                                         |                                                                                                                              |                          | <p>of the area are retained.</p> <p>Due regard to be given to the LNCS and to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Bat survey will be required as bats are suspected on the site.</p> |                           |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                          |                                                                                                                                                                                                                                                                           |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                       | <p>Climatic Factors</p>                    | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is in relatively good proximity to local facilities (within 800m) and there are bus stops within 500m. It is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | <p>-</p>                 | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the</p>                                                                                                                    | <p>0</p>                  |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                               | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                       |                                            | through emissions. However, in reality because it will be an employment area and people will potentially travel from different areas, there will be an increase in vehicular movements as a result of the development. |                                                                        |                          | predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                         |                           |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                                                                        |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                 | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                          | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                        |                                                                        |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                       | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                       | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                         |                                                |                                                                                                                                                                |                                                                                                         |                          |                                                                                                                                                                                                  |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? | Population and human health or material assets | Although the site is zoned for business use development has the potential to impact the open space whereby part of it is used for allotment purposes.          | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.<br><br>Retention of existing allotments.                                                               | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | A Core Path runs through the centre of the site and up to the north. It is likely to be affected by development.                                               | GIS Layer on Core Paths/Cycle Lanes                                                                     | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                                                          | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                          |                                                | Development would result in loss of open space used by public as allotments. It would also interfere with current green space network element within the site. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                           | --                       | Provision of new and/or retention of elements of existing green spaces and allotments within the site as part of the development.<br><br>Due regard will be given to Green Space Network policy. | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                    | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                             |                                                                                                                        |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                  | Site is on greenfield land, although development is already underway. Short term adverse effects on soil. Possible soil contamination during construction.                  | Site Visit<br>Existing LDP Allocations                                                                                 | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                             |                                                                                                                        |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                      | Material assets                            | Development will be delivered within the LDP timeframe.<br><br>The site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | -                        | Consult NATS as part of the development management process.                                                                                                                                  | 0                         |
| Site aspect – does the site make best use of solar gain? Is the site                                                                                                                                                                                                       | Climatic factors                           | Flat south facing site with some shelter from northerly winds.                                                                                                              | Aerial Map<br>Site Visit                                                                                               | +                        | N/A                                                                                                                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| protected from prevailing winds?                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                     | Material assets and climatic factors?      | Vehicular access to the site would be via the A96 or Dyce Drive. Additional access roads would be needed within the development.                                                                                                                                                                                                                     | Aerial Map<br>Site Visit<br>Site Proposal                                                              | -                        | Travel Assessment will be required to be submitted with the application.<br><br>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                         | Climatic factors and human health          | Site is within 800m of local facilities and is located within 400m of a bus stop.                                                                                                                                                                                                                                                                    | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | ++                       | N/A                                                                                                                                                                              | ++                        |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>        |                                            |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                        |                          |                                                                                                                                                                                  |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of | Landscape                                  | There are some trees on site with overgrown bushes to the far east. Surrounding business uses means the proposal will not be out of keeping with the character of the general area.<br><br>Northern half of the site is identified in the Landscape Character Assessment as part of the River Don Valley, which is prime landscape. There is a small | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                                                      | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                          | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                                                                                          |                                            | strip of ancient woodland to the southeast. Development would likely impact the ancient woodland. |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                                   |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.     | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.          | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                            |                                                                                                   |                                                                                                                   |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                       | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                      | Scoring – post mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <a href="#">Standing structure with a memo for the Rowett Institute (Site Ref NJ81SE0175).</a> | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect/protect any features with significant historical importance as per LDP Policy and national legislation. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                                                |                                                                                                                        |                          |                                                                                                                                                 |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | <a href="#">Employment uses will provide opportunity for economic growth.</a>                  | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                          | +                         |

OP20 – Craibstone South

1000 Houses 42.6ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                               |                                |                                                                                                                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <p>Possibility of release of waterborne pollution during construction into the Gough Burn which runs from the east to southwest.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Yes, connections are possible and available.                                                                                                                                                                                                                                                                                                                                                                        | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                                                                                       | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands                                                                                                                                                                                                                              | Water and Biodiversity, Fauna and Flora             | Pockets of poor drainage from east to southwest along the Gough Burn and also the central and north western areas of the site.                                                                                                                                                                                                                                                                                      | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                                                                                                                                            | 0                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                     | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| and boggy areas on the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |                                              |                                         |                          |                            |                           |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                            | Water and Human Health                     | Yes, connections are possible and available. | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                        | 0                         |
| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                              |                                         |                          |                            |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                          | <p>This is a large greenfield site with existing habitats. The woodland along the Gough Burn and in the central part of the site is part of the ancient woodland. There is extensive woodland cover on the southern site. Protected species may present an issue. There are a variety of birds that are listed on the Scottish Biodiversity List.</p> <p>Green Space Network designation covers the east and southwestern section of the site where the Gough Burn flows and there are additional small pockets throughout the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                      | <p>Apply LDP Natural Environment policies which ensure the protection of non-designated natural heritage, trees, woodland and watercourses. Species surveys, CEMP and ecological assessment also likely to be required. Development will be phased and programmed so effects can be adequately managed over time.</p> <p>HRA Appropriate Assessment and EIA may be required.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | <p>-</p>                        |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> </ul>                                                                                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)? | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is approximately 800m away. Local facilities are more than 800m away.</p> <p>Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | --                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | -                         |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>       |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                          | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                     | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>                                            | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>                                                                                                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                           | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                        |                                                |                                                                                                                                                                                                 |                                                                                                                        |                          | against any negative impact on air quality.                                                                                                          |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>• Protect and enhance outdoor access opportunities and access rights.</li> <li>• Protect and enhance human health.</li> <li>• Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                                                      |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                           | Population and human health or material assets | <p>Brimmond Primary School has capacity at present but will be overcapacity from 2020 onwards.</p> <p>Bucksburn Academy has capacity at present but will be overcapacity from 2021 onwards.</p> | <p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                               | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                                     |                                                | Potential to negatively impact the green space network running through the site along the Gough Burn and the additional pockets of green space dotted around the site.                          | <p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p> | --                       | <p>Retention of existing green spaces within the site as part of the development.</p> <p>Due regard will be given to Green Space Network policy.</p> | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                                                             |                                                | Possible impact on core paths running along the Gough Burn and centrally through the site.                                                                                                      | GIS Layer on Core Paths/Cycle Lanes                                                                                    | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                              | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                     | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           |                                            | Proposal will consider the existing green network and look to maintain it as well as structure open spaces around the existing water course. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | ++                       | N/A                                                                                                                                                                                          | ++                        |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                              |                                                                               |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                             | Site Visit<br>Existing LDP Allocations                                        | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                              |                                                                               |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity                                                                                                                                                      | Material assets                            | Development is expected to commence within the LDP timeframe.                                                                                | Site Proposal / Masterplan / Development Framework                            | +                        | N/A                                                                                                                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                        | Objective/ Related SEA topic if applicable | Comments                                                                                                        | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                   | Scoring – post mitigation |
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| pylons, underground gas pipelines etc.                                                                     |                                            |                                                                                                                 | GIS Layers for gas networks, gas pipelines<br>Site Visit                                               |                          |                                                                                                                                                                              |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?      | Climatic factors                           | Fairly large site that is south/east/west facing. It forms part of a valley and therefore has some undulations. | Aerial Map<br>Site Visit                                                                               | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                      | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Additional access roads would be required to serve the development.                                             | Aerial Map<br>Site Visit<br>Site Development Framework                                                 | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                     | Climatic factors and human health          | The closest bus stop is approximately 800m away. Local facilities are more than 800m away.                      | GIS Layer for bus stops/bus routes<br>Check distance to local facilities<br>Site Development Framework | -                        | The wider development includes local facilities and access to public transport.<br>LDP Policy encourages sustainable and active travel.                                      | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                     | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                               | Scoring –<br>post<br>mitigation |
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| <p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                                                                                     |                                                                                                               |                                |                                                                                                             |                                 |
| <p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                           | <p>Some woodland cover is present within the central belt and along the water course. Development has potential to impact on this.</p> <p>Site forms part of a valley within the city boundary.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | --                             | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | -                               |
| <p><u>Material Assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                                                                                     |                                                                                                               |                                |                                                                                                             |                                 |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                      | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                       | Existing LDP allocations for Waste Facilities                                                                 | ++                             | N/A                                                                                                         | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.            | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Sites and Monuments Record shows: Craibstone House, a mansion house – this is a documentary record. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | N/A                                                                                                                                                                              | 0                         |
| <p><u>Population</u></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                  |                           |



| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                       | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal will provide both private and affordable housing to meet local needs. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

|                        |          |         |         |                       |
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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                |                                                                                                                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <p>Possibility of release of waterborne pollution during construction into the Gough Burn which borders the site to the northwest.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Yes, connections are possible.                                                                                                                                                                                                                                                                                                                                                                                        | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                                                                                       | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands                                                                                                                                                                                                                              | Water and Biodiversity, Fauna and Flora             | Pockets of poor drainage along the Gough Burn which borders the site to the northwest, and in little areas across the site.                                                                                                                                                                                                                                                                                           | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                                                                                                                                            | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                     | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| and boggy areas on the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |                                              |                                         |                          |                            |                           |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                            | Water and Human Health                     | Yes, connections are possible and available. | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                        | 0                         |
| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                              |                                         |                          |                            |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                               | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                           | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                        | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                          | <p>Site is in close proximity to the Three Hills Local Nature Conservation Site, however no part of the site itself is covered by this designation. Therefore, potential negative impact on biodiversity is likely to be limited.</p> <p>Green Space Network designation covers the central part of the site, running east to west, and a northern pocket of the site.</p> <p>Site is a potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                      | <p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | <p>-</p>                        |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                                      |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                                | <p>Climatic Factors</p>                             | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is more than 800m away. Local facilities are also more than 800m away.</p>                                                                                                                                                                                  | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | <p>--</p>                      | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                                                                              | <p>-</p>                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | Proposal is very likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                 | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                    | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                               | Population and human health or material assets | Brimmond Primary School has capacity at present but will be overcapacity from 2020 onwards.<br><br>Bucksburn Academy has capacity at present but will be overcapacity from 2021 onwards. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                        | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Potential to negatively impact the green space network covering the central part of the site, running east to west, and the northern part of the site.                                   | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | --                       | Retention of existing green spaces within the site as part of the development.<br><br>Due regard will be given to Green Space Network policy. | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | Possible impact on core paths running along the north eastern boundary of the site.                                                                                                      | GIS Layer on Core Paths/Cycle Lanes                                                                             | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                       | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                          |                                                | Proposal will consider the existing green network and look to maintain it as well as structure open spaces around the existing water course to the northwest boundary.                   | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                               | ++                       | N/A                                                                                                                                           | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                          | Scoring – post mitigation |
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| <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                               |                          |                                                                                                                                                                                                     |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                  | <p>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p> <p>There is an area of filled ground that runs east to west. This will require to be properly remediated before development takes place, which will lead to a positive benefit for soil if handled appropriately.</p> | Site Visit<br>Existing LDP Allocations                                                                                        | --                       | <p>Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.</p> <p>Re-use of soil in local area.</p> | -                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                               |                          |                                                                                                                                                                                                     |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                      | Material assets                            | Development is expected to commence within the LDP timeframe.                                                                                                                                                                                                                                                                                 | <p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p> | +                        | N/A                                                                                                                                                                                                 | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                                      | Climatic factors                           | Fairly large site that is mostly east/west facing. It forms part of a valley and therefore has some undulations.                                                                                                                                                                                                                              | Aerial Map<br>Site Visit                                                                                                      | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit                                                                                                             | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                           | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                       |                                            |                                                                                                                                                                    |                                                                                                                       |                          | from passive solar gain and shelter from winds, as per the LDP.                                                                                                                         |                           |
| <p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>                                                 | Material assets and climatic factors?      | Additional access roads would be required to serve the development.                                                                                                | Aerial Map<br>Site Visit                                                                                              | -                        | <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Assessment will be required to be submitted with the application.</p> | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                | Climatic factors and human health          | The closest bus stop is more than 800m away. Local facilities are more than 800m away.                                                                             | <p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p> <p>Site Development Framework</p> | --                       | <p>The wider development includes local facilities and access to public transport.</p> <p>LDP Policy encourages sustainable and active travel.</p>                                      | -                         |
| <p><b><u>Landscape Designated Sites</u></b></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                    |                                                                                                                       |                          |                                                                                                                                                                                         |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                                         | Landscape                                  | Development may impact negatively on the local landscape setting in this part of the city. May also negatively affect the setting and aspect of/from Brimmond Hill | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for</p>                                             | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                                                             | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            | Country park and result in negative affects on landscape.                                     | Greenbelt and GSN<br>Site Visit                                                                                   |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b>                                                                                                                                                                                                                                 |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b>                                                                                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                            |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                    | Objective/<br>Related SEA<br>topic if<br>applicable                                          | Comments                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                   | Scoring –<br>post<br>mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>Standing structures: Clashbogwell Croft (still in use) to the west.</p> <p>March Stones 40 (to the west), 41 and 42 (on the southern boundary).</p> <p>Listed Newhills Parish Church west of the site outwith the boundary. May be a negative effect if design is not sensitive, however may be a positive enhancement of setting and access.</p> | <p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p> | -                              | Development will be required to respect/protect any features with significant historical importance as per LDP Policy and national legislation. | 0                               |
| <p><a href="#">Population</a></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                              |                                                                                              |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                               |                                |                                                                                                                                                 |                                 |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Proposal will provide both private and affordable housing to meet local needs.                                                                                                                                                                                                                                                                       | <p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>                                      | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                   | +                               |

OP22 – Greenferns Landward

1500 Houses 69.6ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Yes, connections are possible and available.                                                                                                                                                                                                                            | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                                                                                                                                 | Water and Biodiversity, Fauna and Flora             | Poor drainage around field drain/burn running west to east in the norther section of the site.                                                                                                                                                                          | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                             | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                              | Water and Human Health                     | Yes, connections are possible and available.                                                            | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                     | Water, Climatic Factors and Human Health   | Surface water flooding across field drain/burn running west to east in the norther section of the site. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                         |                                              |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                  | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Large greenfield site, with potential bat habitats. It bounds green space network to the south.</p>                                                                                                                            | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey may be required at planning application stage.</p> <p>Due regard will be given to existing/nearby Green Space Network when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                   |                                                                                                                                                                            |                          |                                                                                                                                                                                                                             |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is more than 800m away. Local facilities are also more than 800m away.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | --                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                     | -                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                              | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                                  |                                                     | Proposal is very likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements. | GIS Layers for cycle lanes/facilities                                      |                                | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                                 |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                       |                                                                            |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                       |                                                                            |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                           | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.              | Population and human health or material assets | <b>Brimmond Primary School has capacity at present but will be overcapacity from 2020 onwards.</b><br><b>Bucksburn Academy has capacity at present but will be overcapacity from 2021 onwards.</b> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                       | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site? |                                                | <b>Proposal will consider the existing green network and look to maintain it.</b>                                                                                                                  | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | ++                       | N/A                                                                                                                                                                                          | ++                        |
| <b>Soils</b>                                                                                                              |                                                |                                                                                                                                                                                                    |                                                                               |                          |                                                                                                                                                                                              |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>              |                                                |                                                                                                                                                                                                    |                                                                               |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                      | <b>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</b>                                                                            | Site Visit<br>Existing LDP Allocations                                        | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b>                                                                          |                                                |                                                                                                                                                                                                    |                                                                               |                          |                                                                                                                                                                                              |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                             | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                    | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                     |                                                                                                                        |                                                                                                                        |                                |                                                                                                                                                                                  |                                 |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                              | Material assets                                     | Development is expected to commence within the LDP timeframe.                                                          | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                              | N/A                                                                                                                                                                              | +                               |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                              | Climatic factors                                    | Fairly large site that is mostly east/west/south facing. It forms part of a valley and therefore has some undulations. | Aerial Map<br><br>Site Visit                                                                                           | +                              | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | +                               |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                     | Material assets and climatic factors?               | Additional access roads would be required to serve the development.                                                    | Aerial Map<br><br>Site Visit                                                                                           | -                              | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                               |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                     | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                               | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                     | Climatic factors and human health                   | The closest bus stop is more than 800m away. Local facilities are more than 800m away.                            | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities<br><br>Site Development Framework | --                             | The wider development includes local facilities and access to public transport.<br><br>LDP Policy encourages sustainable and active travel. | -                               |
| <p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                   |                                                                                                                |                                |                                                                                                                                             |                                 |
| <p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                           | Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit         | --                             | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                 | -                               |
| <p><u>Material Assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                   |                                                                                                                |                                |                                                                                                                                             |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                         | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                     | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                    | Existing LDP allocations for Waste Facilities                                                                          | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                  |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | March Stones 41 and 42 (on the northern boundary).<br><br>Standing structures: Netherhills Farmstead and Holmhead Farmstead (both still in use). | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect/protect any features with significant historical importance as per LDP Policy and national legislation.                                  | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                          | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                   | Scoring –<br>post<br>mitigation |
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| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                   |                                                                                               |                                |                                                                                                                                 |                                 |
| Promote economic growth,<br>social inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Proposal will provide both private and<br>affordable housing to meet local needs. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements and<br>affordable housing. | +                               |

## OP23 – Dyce Drive

Business & Industrial 108ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Yes, connections are possible and available.                                                                                                                                                                                                                            | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Yes, connections are possible and available.                                                                                                                                                                                                                            | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                            | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Small pockets of surface flooding across the site, and along the field drain/burn to the northwest. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                     |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                               | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                       | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                          | <p><i>Small patch of green space network designation on the south.</i></p> <p><i>Potential bat habitat to the northwest and south.</i></p>                                                                                                                                                                                          | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>-</p>                       | <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | <p>0</p>                        |
| <p><b><u>Climate Change Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                               |                                                     |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |                                |                                                                                                                                                                                                                     |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                                | <p>Climatic Factors</p>                             | <p><i>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</i></p> <p><i>The site is in relatively good proximity to local bus stops (within 400m) however local facilities are more than 800m away.</i></p> <p><i>The development is likely to increase</i></p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | <p>-</p>                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                             | <p>0</p>                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | traffic into the built-up area and have a long term negative impact on climatic factors through emissions. Because it is an employment area, people will potentially travel from different areas and there will be an increase in vehicular movements as a result of the development. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                               | Information available – GIS/site visit?            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                          | Population and human health or material assets | There is a Core Path running through the site. Some potential for loss or severance if not carefully considered. However, quality and access may also be improved through development. | GIS Layer on Core Paths/Cycle Lanes                | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                                                      | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                        |                                                    |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land, although development is already underway. Short term adverse effects on soil. Possible soil contamination during construction.                             | Site Visit<br>Existing LDP Allocations             | --                       | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                        |                                                    |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                                | Development will be delivered within the LDP timeframe.<br><br>The site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height.            | Site Proposal / Masterplan / Development Framework | -                        | Consult NATS as part of the development management process.                                                                                                                                  | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                         | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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|                                                                                                            |                                            |                                                                                                                                  | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                                                                                                                                                                                  |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?      | Climatic factors                           | Mostly flat south facing site. Quite exposed from northerly winds.                                                               | Aerial Map<br>Site Visit                                                     | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | 0                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Vehicular access to the site would be via the A96 or Dyce Drive. Additional access roads would be needed within the development. | Aerial Map<br>Site Visit<br>Site Proposal                                    | -                        | Travel Assessment will be required to be submitted with the application.<br><br>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                     | Climatic factors and human health          | Site is within 400m of a bus stop. It is more than 800m from local facilities.                                                   | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | 0                        | N/A                                                                                                                                                                              | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                   |                                            |                                                                                                                                  |                                                                              |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Employment uses will provide opportunity for economic growth.                                 | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |

OP25 – Woodside

c.300 Houses 19.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                       | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |                                |                                                                                                                                                                     |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is bound by the River Don to the north. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEMP may be required.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>Possibility of release of waterborne pollution during construction into the Gough Burn which borders the site to the northwest.</p>                                                                                                                                                                                                                                   | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Where there is potential for pollution of the water environment the City</p>                                                                                     | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                    |                                            | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. |                                              |                          | Council will liaise with SEPA.<br>There will be a policy requiring all new development to install water-saving technologies.            |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                        |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                              | Water and Human Health                     | Connections are possible and available.                                                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                     | Water, Climatic Factors and Human Health   | Pockets of surface water flooding to the north east and east of the site.                                                                                                                                                                                               | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                              |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                                                                     | Scoring –<br>post<br>mitigation |
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| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                   |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Inverness – Kittybrewster Railway line 100m from site at closest point; River Don LNCS 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.</p> <p>Greenfield site which is likely to have existing habitats.</p> <p>Green Space Network Designation covers most of the northern part of the site, and a central strip.</p> <p>Site is a potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                                 | <p>Due regard will be given to Green Space Network Policy and Trees and Woodland Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | -                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                    |                                                                                                                                                                                                                                                   |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                                    | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                                                                                                                                                                                                                                                                                                                                                                                                                          | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                                                   | -                                  | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce                                                                                                       | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                      | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                         |                                            | <p>The closest bus stop within 400m and local facilities are also more than 500m away.</p> <p>Although the site is relatively near local facilities and bus stops, the development has the potential to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p> | GIS Layers for cycle lanes/facilities                                             |                          | <p>the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>                                                 |                           |
| <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   |                          |                                                                                                                                                                                                                                 |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                                   | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                   | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p> | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p> | 0                         |
| <p><b>Service Infrastructure</b></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   |                          |                                                                                                                                                                                                                                 |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                            | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                    | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                               | Population and human health or material assets | Woodside Primary School has sufficient capacity.<br><br>Oldmachar Academy has enough capacity but is due to go overcapacity in 2024.<br><br>Closest medical centre is within 1.5km. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                        | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Potential to negatively impact the green space network covering the northern part of the site, and a central strip within the site.                                                 | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | --                       | Retention of existing green spaces within the site as part of the development.<br><br>Due regard will be given to Green Space Network policy. | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | Possible impact on core path running along the north western part of the site.                                                                                                      | GIS Layer on Core Paths/Cycle Lanes                                                                             | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                       | -                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                                |                                                                                                                                                                                     |                                                                                                                 |                          |                                                                                                                                               |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                    | Site Visit<br><br>Existing LDP Allocations                                                                      | --                       | Measures should be in place to ensure that possible contamination from construction will be properly                                          | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                     |                                                                                                                        |                          | remediated and not affect the quality of the soil.<br>Re-use of soil in local area.                                                                                                                                    |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Potential contamination on part of the site related to gas manufacture & distribution therefore mixed impact on soil with some positive impacts due to remediation. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development is expected to commence within the LDP timeframe.                                                                                                       | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                            | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?          | Climatic factors                           | North east facing site. Mostly flat.                                                          | Aerial Map<br>Site Visit                                                     | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | 0                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Additional access roads would be required to serve the development.                           | Aerial Map<br>Site Visit                                                     | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                         | Climatic factors and human health          | The closest bus stop is within 400m and local shopping facilities are within 800m.            | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                                                                                                              | ++                        |
| <b>Material Assets</b>                                                                                         |                                            |                                                                                               |                                                                              |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                              |                                            |                                                                                               |                                                                              |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore                                   | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Woodside House and Woodside Stables are both B-listed.                                   | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | --                       | Development will be required to respect/protect any listed buildings/features with significant historical/architectural importance as per LDP Policy and national legislation.   | -                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                  | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal includes an allowance for a 50% affordable housing contribution which will have a positive impact on population. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | ++                             | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                              |

OP27 – Greenfern Infant School

Residential 0.91ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                            | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                                                          |                                |                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps                                    | -                              | There will be a policy requiring all new development to install water-saving technologies.                | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible and available.                                                                                                                                                                                                                                 | GIS Scottish<br>Water Layer                                              | 0                              | N/A                                                                                                       | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                    |                                                     |                                                                                                                                                                                                                                                                         |                                                                          |                                |                                                                                                           |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)                                                                                                                                                                                                                                                                  | Climatic Factors                                    | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                                                                                                                                                 | GIS Layers for bus routes/bus stops – shows you whether it's within 400m | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Assessment of Climate Emissions)?                                                                                                                                |                                            | Site is within 400m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities                                      |                          | generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.               |                           |
| <b>Air Quality</b>                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                                          |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Kingsford Primary School has sufficient capacity.<br>Hazlehead Academy is due to go over capacity from 2021.                                                                                                                                                                               | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                                | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                    | Site Proposal / Masterplan / Development Framework               | +                        | N/A                                                                                                                                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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|                                                                                                                                            |                                            |                                                                                                                                                                                   | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                                                                                        |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                      | Climatic factors                           | Flat site that is mostly south eastern facing.                                                                                                                                    | Aerial Map<br>Site Visit                                                     | +                        | N/A                                                                                    | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                             | Material assets and climatic factors?      | Site is highly accessible via existing access roads.                                                                                                                              | Aerial Map<br>Site Visit                                                     | +                        | N/A                                                                                    | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                     | Climatic factors and human health          | Site is within 400m of a bus stop and local shopping facilities.                                                                                                                  | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                    | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                   |                                            |                                                                                                                                                                                   |                                                                              |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br><br>Site Proposal / Masterplan / Development Framework         | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| on-site materials / resources?                                                                                                                                                                                                                         |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal would provide housing which will meet local housing needs.                           | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |



OP28 – Greenferns

120 Houses 13.7ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Air                                                 | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                          | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Some chance of surface flooding in the northern part of the site. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                   |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                        | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                               | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Part of the site (the west) is identified as being a potential bat habitat due to wooded features.</p>                                                                                                                                                                                                       | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey will be required at planning application stage.</p> <p>Ecological assessment to be required where development is likely to affect a designated site or protected species.</p> | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                                |                                                                                                                                                                                             |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                     | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                    | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                                                  |                                            | to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                               | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                               | Population and human health or material assets | The site is zoned under 2 primary schools. Most of the site is zoned under Westpark Primary which has sufficient capacity. The northern most section of the site is zoned under Heathryburn Primary School which is overcapacity. This section of the site already comprises the recently built Heathryburn school and would not be used for housing.<br><br>Northfield Academy has sufficient capacity. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | ++                       | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                  | ++                        |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                                | A core path runs from northwest to northeast of the site. It may be affected by development.                                                                                                                                                                                                                                                                                                             | GIS Layer on Core Paths/Cycle Lanes                                  | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                 | -                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>         |                                                |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                      |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                                                                                                                                                                                         | Site Visit<br><br>Existing LDP Allocations                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                      | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                 | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                                                               |                                                                                                                        |                          | Re-use of soil in local area.                                                                                                                              |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                               |                                                                                                                        |                          |                                                                                                                                                            |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                              | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Existing tree belt to the west of the site (beech hedging around). South facing, generally flat site.         | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                                                                                                                                                        | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Access to the site would be from Davidson Drive. Additional roads would be required to serve the development. | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Transport Assessment/ Travel Plan may be required. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                            | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Site is within 400m of a bus stop and local facilities are within 800m of the site.                                                                                                                                                                         | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | +                        | N/A                                                   | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                             |                                                                                                        |                          |                                                       |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is open farmland and has few features apart from a tree belt that lies to the west of the site and beech hedging present on site. The site includes two schools. Residential development would potentially fit in well with the surrounding landscape. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                        | Careful site design to ensure retention of tree belt. | +                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                             |                                                                                                        |                          |                                                       |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                        | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                               | Existing LDP allocations for Waste Facilities                                                          | ++                       | N/A                                                   | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                               |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide both private and affordable housing to meet local needs.           | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |



OP29 – Prime Four Business Park

Specialist Employment 50ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                        | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                           | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                 |                                                                                                                                                                                                                                            |                                |                                                                                                         |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                               | <p>The Denburn runs along the eastern part of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>  | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | Where there is potential for pollution of the water environment the City Council will liaise with SEPA. | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>Possibility of release of waterborne pollution into the Denburn.</p> <p>All new development will increase the need to abstract water from the River Dee,</p> | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | Where there is potential for pollution of the water environment the City                                | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                   | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                           |                                            | with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. |                                         |                          | Council will liaise with SEPA.<br>There will be a policy requiring all new development to install water-saving technologies. |                           |
| Can the option connect to the public foul sewer?                                                                                                               |                                            | Site has been partly developed as part of a business park. Therefore, connections are possible.                                                                                        | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                          | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site? | Water and Biodiversity, Fauna and Flora    | Much of the site is freely drained however part of the south eastern section of the site appeared boggy and waterlogged.                                                               | OS Map<br>GIS Hydrogeology Maps         | -                        |                                                                                                                              | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                     | Water and Human Health                     | Connections to public/private water supplies are possible.                                                                                                                             | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                                                          | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | <p>The Denburn runs along the south east. This is quite prone to flooding however there have been no flooding incidents recorded here. According to SEPA Indicative Flood Risk Map, there are slight chances of surface flooding in various pockets of the site. However there have been no recorded flooding incidents.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                            | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                 | <p>The tree belt (primarily conifers) in the south and central area is classed as a Priority Habitat.</p> <p>Sections of the site are potential Bat Habitats.</p> <p>Green Space Network designation covers northern, western and central strips of the site. Development would result in loss/interruption of part of this.</p> <p>There is a TPO located to the south east of the site. Development is likely to affect existing tree belts.</p> <p>There have been records of Eurasian Red Squirrel and records indicate the presence of Designated Species Common Tern and Red Kite on the site and Invasive Non-Native Plant species Rhododendron in the area.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network and Tree and Woodlands Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | <p>-</p>                  |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                       |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | <p>Climatic Factors</p>                    | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are more than 800m away. There are bus stops within 400 and 800m of the site. There is a Park and Ride</p>                                                                                                                                                                                                                                                                                                                                                                                                   | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | <p>-</p>                 | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                                                                               | <p>-</p>                  |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | adjacent to the site to the southwest. Although site is close to park and ride, it is highly likely that many people will travel by car from far to work. Therefore, traffic into the built-up area is likely to increase and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                 | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?          | Population and human health or material assets | Development includes landscaped zones around the site.                                                                                                                                                                                                             | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation      | +                        | N/A                                                                                                                                                                                          | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                                                                                                                    |                                                                                        |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                    | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                                                   | Site Visit<br><br>Existing LDP Allocations                                             | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?               |                                                | Site classed as potentially contaminated land.<br><br>The south western part is classed as a Potentially Contaminated Site (Kingswells Landfill/Brae's of Blackhill Quarry).<br><br>A small section in the south west corner of the middle section is classed as a | GIS Layers for contamination,<br><br>Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or                            | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | Potentially Contaminated Site (Five Mile Garage).                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        |                          | remediated to a level suitable for its proposed use.                                                                                                    |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development on this site is already underway. Its expected completion will be within the LDP timeframe.                                                                                                                                                                                                                                                                                                                       | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Large site, generally south facing. The southern part and central part of the site is very sheltered and has thick woodland tree cover. There is some vegetation cover to the east, however it is generally very exposed.<br><br>Part of the site is fairly steep with a gradient higher than 1:12, whilst the central belt slopes gently. The southern part of the site is much flatter with gentle undulations to the west. | Aerial Map<br><br>Site Visit                                                                                           | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                           | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                          | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>                                                                                                                                         | Material assets and climatic factors?      | Existing access roads within the Prime Four development are in place. Additional roads would be required to serve further development.                                                                                                                                                                    | Aerial Map<br>Site Visit                                                                                      | 0                        | <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Assessment/ Travel Plan will be required as part of the planning application.</p> | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                        | Climatic factors and human health          | Site is distant from local facilities however is adjacent to a Park and Ride Facility (within 400m).                                                                                                                                                                                                      | <p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>                           | +                        | N/A                                                                                                                                                                                                 | +                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                |                                            |                                                                                                                                                                                                                                                                                                           |                                                                                                               |                          |                                                                                                                                                                                                     |                           |
| <p><u><a href="#">Non-designated landscape features and key landscape interests</a></u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing</p> | Landscape                                  | <p>Part of the site is lowlying and may be visible from the frontage of the A944 dual carriageway south of the site. The land on the opposite side of the A944 is open farmland, and the development could potentially interfere with this view.</p> <p>Potential loss to range of mature tree belts.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                                                                         | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable                             | Comments                                                                                                                                       | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| townscape and character of surrounding area?                                                                                                                                                                                                           |                                                                        |                                                                                                                                                |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                                                        |                                                                                                                                                |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health                                       | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                  | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                                                        | Development will provide adequate space for kerbside collection or recycling facilities.                                                       | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                                                        |                                                                                                                                                |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the                                                                                    | Cultural heritage, incl architectural and archaeological heritage (and | There may be a significant negative impact on the setting of a scheduled consumption dyke on the northern boundary resulting from development. | GIS Layers for scheduled monuments, archaeological sites, listed buildings,                                           | --                       | Landscaped buffer zone separates development from the dyke, protecting its setting.                                                                                              | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                        | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                    | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------|---------------------------|
| demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?                                                                 | links with landscape)                      | <a href="#">Kingswells House – category B listed building is within the site.</a>                                                                                               | conservation area.<br>Canmore Database                                        |                          | Development will be required to respect any listed buildings/features within/around the site. |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                 |                                                                               |                          |                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | <a href="#">Development would enable the continued provision of employment opportunities in the area. This would have a positive impact on the economic growth of Aberdeen.</a> | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements.        | +                         |

OP31 – Maidenraig South East

450 Houses 29.8ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                     | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                             |                                                                                                                                                                                                                                |                                |                                                                                                                                                                   |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Den Burn and North Burn of Rubislaw run along the southern boundary of the site. Development has potential to release of waterborne pollution into the Burn during construction.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>The Den Burn runs along the northern boundary of the site. Development has potential to release of waterborne pollution into the Burn during construction.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>Possibility of release of waterborne pollution into the Den Burn and North Burn of Rubislaw.</p>                                                                                         | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Where there is potential for pollution of the water environment the City</p>                                                                                   | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                |                                            | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.                                                  |                                              |                          | Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies.        |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                    |                                            | Site has been partly developed as part of a business park. Therefore, connections are possible.                                                                                                                                                                                                                          | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                          | Water and Human Health                     | Connections are possible and available.                                                                                                                                                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area? | Water, Climatic Factors and Human Health   | The Den Burn and North Burn of Rubislaw located along the southern boundary are at risk of flooding.<br><br>There are pockets of surface flooding on the northern part of the site.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <b><a href="#">Biodiversity, Flora and Fauna</a></b>                                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                                                          |                                              |                          |                                                                                                                                         |                           |
| <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> </ul>                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                          |                                              |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                                                                                | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                                                                           |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Den of Maidenraig Local Nature Reserve runs along the southern boundary. Development would likely result in the loss and disturbance of important semi-natural woodland.</p> <p>A huge part of the site is identified as part of the Green Space Network (northeast and east, south and southwest, and west and northwest) – it is likely that connectivity between habitats will be lost.</p> <p>Parts of the site are areas of potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>CEMP and ecological assessment required to avoid impacts on the LNR. Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                                                                           |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                                                                                                     | Climatic Factors                           | The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.                                                                                                                                                                                                                                                                                                                                   | GIS Layers for bus routes/bus stops – shows                                                                                                                                | -                        | All new buildings must install low and zero carbon generating technologies to reduce                                                                                                                                                                                                                                                                                                      | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                      | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                                              |                                            | Site is within 400m of a bus stop and local facilities are within 1.4km. For the proposed residential use, although the site is close to a bus stop, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions. | you whether it's within 400m<br><br>GIS Layers for cycle lanes/facilities  |                          | the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                                                                                                                                                                                                           |                                                                            |                          |                                                                                                                                                                                                                                 |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                          | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                             | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.        | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                           |                                                                            |                          |                                                                                                                                                                                                                                 |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                     | Information available – GIS/site visit?                                                                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                         |                                                |                                                                                                                                                              |                                                                                                                                             |                          |                                                                                                                                                              |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                       | Population and human health or material assets | Fernilea Primary School has sufficient capacity.<br>Hazlehead Academy will be overcapacity in 2021.<br>Closest medical practice is approximately 1.2km away. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                       | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Possibility of loss/interruption of green space network which is part of the Den of Maidencraig LNR.                                                         | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN<br>Development Framework/Masterplan | -                        | Long term connection between existing green spaces is proposed.<br>Sufficient open space provision will be required as per the Open Space Policy in the LDP. | 0                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | Possibility of negative impact on core path running through the south of the site.                                                                           | GIS Layer on Core Paths/Cycle Lanes                                                                                                         | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                      | -                         |
| Will the proposal have the opportunity to enhance the green network through for                                                                                                    |                                                | Development will maintain existing long term connections and avoid fragmentation.                                                                            | Site Proposal / Masterplan /                                                                                                                | +                        | N/A                                                                                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                      | Information available – GIS/site visit?                                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| example the green infrastructure on site?                                                                                                                                                                                                                           |                                            |                                                                                                                                                                                               | Development Framework<br>Existing LDP Allocation                                                     |                          |                                                                                                                                                                                              |                           |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                               |                                                                                                      |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                              | Site Visit<br>Existing LDP Allocations                                                               | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                               |                                                                                                      |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development has already commenced on site. It has a joint Masterplan with the development site to the north, Maidencraig North East. It is expected to be completed within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                                                          | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                        | Scoring – post mitigation |
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|                                                                                                                       |                                            |                                                                                                                                                                               | Site Visit                                                                   |                          |                                                                                                                                                                                                   |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                 | Climatic factors                           | Site is mostly south east facing with adequate shelter from prevailing winds. It is mostly flat with gentle undulations.                                                      | Aerial Map<br>Site Visit                                                     | +                        | N/A                                                                                                                                                                                               | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?        | Material assets and climatic factors?      | Some access roads have been created to serve the part of the development that has been built out. Further access roads will be required to serve the rest of the development. | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Plan and Transport Assessment may be required as part of the planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                | Climatic factors and human health          | Site is within 400m of bus stops however it is more than 1km from the nearest shopping facilities.                                                                            | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | 0                        | N/A                                                                                                                                                                                               | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                              |                                            |                                                                                                                                                                               |                                                                              |                          |                                                                                                                                                                                                   |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                 | Existing LDP allocations for Waste Facilities                                | ++                       | N/A                                                                                                                                                                                               | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                       | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                       | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | 2no listed buildings (Old Whitemyres and Old Whitemyres Farmhouse) on the north eastern part of the site. Possible negative impact on these and their setting. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect the listed buildings on site and their setting as per the listed buildings policy in the LDP.                                            | 0                         |
| <p><b>Population</b></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                                                                                |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                          | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal will provide both private and affordable housing which will meet local population needs. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP32 – Maidenraig North East

300 Houses 22.8ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections are possible.                                                                                                                                                                                                                                               | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                           | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Some surface water flooding along the southern boundary is likely. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                    |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                          | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Part of the site is identified as Green Space Network (eastern boundary running from north to south) – it is likely that connectivity between habitats will be lost.</p> <p>Parts of the site are areas of potential bat habitat.</p>                                                                           | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |                          |                                                                                                                                                                                                                     |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and local facilities are within 1.1km. For the proposed residential use, although the site is close to a bus stop, the development is</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                             | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.     | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                      | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                              | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                               | Population and human health or material assets | Kingsford Primary School has sufficient capacity.<br>Hazlehead Academy will be overcapacity in 2021.<br>Closest medical practice is approximately 1.1km away. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                  | 0                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                                | Possibility of negative impact on core path running from west to east along the norther part of the site.                                                     | GIS Layer on Core Paths/Cycle Lanes                                           | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                 | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                  |                                                | Development will maintain existing long term connections and avoid fragmentation.                                                                             | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | N/A                                                                                                                     | +                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                  |                                                |                                                                                                                                                               |                                                                               |                          |                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                              | Site Visit<br>Existing LDP Allocations                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                           | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                      | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                    |                                                                                                                        |                          | affect the quality of the soil.<br>Re-use of soil in local area.                                                                                                |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                    |                                                                                                                        |                          |                                                                                                                                                                 |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Site has a joint Masterplan with the development site to the south, Maidencraig South East. It is expected to be developed and completed within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                             | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is mostly east facing. With gentle undulations. It has adequate shelter from prevailing winds through several tree belts.                                     | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                                                                                                                                                             | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Access roads will be required to serve the rest of the development.                                                                                                | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Plan and Transport Assessment may be required as | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                        |                                            |                                                                                               |                                                                                                                   |                          | part of the planning application.                                                                                                                                                |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                 | Climatic factors and human health          | Site is within 800m of bus stops. It is 1.1km from the nearest shopping facilities.           | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                                          | -                        | N/A                                                                                                                                                                              | -                         |
| <b>Material Assets</b>                                                                                                                                                                                                                                 |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b>                                                                                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                            |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                          | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                         | Scoring – post mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | 1 no listed building (Whitemyres House) on the eastern part of the site.                          | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect the listed building on site and its setting as per the listed buildings policy in the LDP. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                                                   |                                                                                                                        |                          |                                                                                                                                    |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Proposal will provide both private and affordable housing which will meet local population needs. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                      | +                         |

OP33 – Greenferns

1350 Houses & Employment Land 60.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                    |                                                                                                                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <p>Possibility of release of waterborne pollution during construction into the Bucks Burn which runs along the north western boundary of the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                                  | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                                                                                                                                                                                             | GIS Scottish Water Layer                      | 0                                  | N/A                                                                                                                                                                                                       | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections are possible,                                                                                                                                                                                                                                                                                                                                                                                                             | OS Map<br>GIS Scottish Water Layer            | 0                                  | N/A                                                                                                                                                                                                       | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?        | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | SEPA Flood Maps show flood risk at the Bucks Burn which runs along the north western boundary of the site. Pockets of surface flooding have been recorded in part of the site. | GIS Layers for Flood Risk<br>Submitted Bid Documents | --                             | Hard development should avoid the areas noted for flood risk.<br><br>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | -                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                |                                                      |                                |                                                                                                                                                                                                              |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                                    | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Woodland areas around the site.</p> <p>Potential bat habitats due to the wooded features, and also around the Bucks Burn.</p> <p>Parts of the site have a Green Space Network Designation.</p>                                                                                                          | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological assessment to be required where development is likely to affect a designated site or protected species.</p> | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                               |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within approximately 900m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities</p> | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                                                   | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon                                                                                                                                                                              | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                       | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities<br>Submitted Bid Documents |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                |                                                                  |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                  | Submitted Bid Documents                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                |                                                                  |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                           | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                       | Population and human health or material assets | Westpark Primary has sufficient capacity.<br>Northfield Academy has sufficient capacity.<br>Site is within approximately 900m from the local neighbourhood centre. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | ++                       | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                    | ++                        |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Potential to negatively impact the green space network running through north western and south western sections of the site.                                       | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Retention of existing green spaces within the site as part of the development.<br>Due regard will be given to Green Space Network policy. | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | A core path runs along the northeast of the site. It may be affected by development.                                                                               | GIS Layer on Core Paths/Cycle Lanes                                                                     | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                   | -                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                                |                                                                                                                                                                    |                                                                                                         |                          |                                                                                                                                           |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                   | Site Visit<br>Submitted Bid Documents                                                                   | -                        | Measures should be in place to ensure that possible contamination from construction will be properly                                      | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                      | Information available – GIS/site visit?                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                               |                                                                                              |                          | remediated and not affect the quality of the soil.<br>Re-use of soil in local area.                                                                                                                                    |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Potential contamination to the northwest at Bucksburn House.  | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment              | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                               |                                                                                              |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development is expected to commence within the LDP timeframe. | Submitted Bid Documents<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                 | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | Fairly large site facing south/west/east. It is mostly flat.                                                                                                                                                                               | Submitted Bid Documents<br>Aerial Map<br>Site Visit                          | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.    | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                          | Material assets and climatic factors?      | Access can be gained from Howes road however additional access roads would be required to serve the development.                                                                                                                           | Submitted Traffic Assessments                                                | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Transport Assessment/ Travel Plan may be required. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Site is within 400m of a bus stop and there are local facilities within 900m.                                                                                                                                                              | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                        | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                            |                                                                              |                          |                                                                                                                                                            |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                           | Landscape                                  | There is potential that this development when developed together with the site to the west (Greenferns - currently an allocated site), will have cumulative effects on the primary landscape and potentially damage green linkages between | Landscape Character Assessment<br><br>Existing LDP allocations for           | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                                | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            | Northfield and Kingswells.                                                                    | Greenbelt and GSN<br>Site Visit                                                        |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                        |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Submitted Bid Documents | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal will provide both private and affordable housing to meet local needs. | Submitted Bid Documents                       | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP34 – East Arnhall

Employment Land 1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                          |                                                                                                                                                                                                                                |                                |                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Brodiach Burn runs along the western boundary of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>Possibility of release of waterborne pollution into the Brodiach Burn.<br/>All new development will increase the need to abstract water from the River Dee,</p>       | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>There will be a policy requiring all new development to install</p>                                         | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            | with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.                                                                                                    |                                              |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | Connections are possible and available.                                                                                                                                                                                                                                                   | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Connections are possible and available.                                                                                                                                                                                                                                                   | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                   | Water, Climatic Factors and Human Health   | Western part of the site is identified as being at risk of flooding. There is likely to be negative impact on water quality in the event of a flood.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                           |                                              |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>North and western part of the site is a potential Bat Habitat.</p>                                                                                                                                                                                                                                               | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | Bat Survey is likely to be required at planning application stage.                                                                                               | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |                                |                                                                                                                                                                  |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are within 800m. There are bus stops within 400m of the site. Although site is close to a bus stop, it is highly likely that many people will travel</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                     | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                              |                                                | by car from far to work. Therefore, traffic into the built-up area is likely to increase and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u>                                                                                           |                                                |                                                                                                                                                                                                              |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                                |                                                                                                                                                                                                              |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        | Population and human health or material assets | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                                |                                                                                                                                                                                                              |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                                                              |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                              | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                             | Site Visit<br><br>Existing LDP Allocations                                 | -                        | Measures should be in place to ensure that possible contamination from construction will                                                                                                                                 | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                  | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                           |                                                                                                                        |                          | be properly remediated and not affect the quality of the soil.<br>Re-use of soil in local area.                                                         |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                           |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development is expected to be completed within the LDP timeframe.                                         | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is west facing and is fairly exposed.                                                                | Aerial Map<br><br>Site Visit                                                                                           | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Development would be accessed via the A944 and existing access roads within the wider business park area. | Aerial Map<br><br>Site Visit                                                                                           | +                        | Travel Assessment/ Travel Plan will be                                                                                                                  | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                          | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                   |                                                                                                        |                          | required as part of the planning application.                                                               |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                       | Climatic factors and human health          | Site is within 400m of a bus stop and within 800m of local facilities.                                                                                                                            | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | ++                       | N/A                                                                                                         | ++                        |
| <b>Landscape Designated Sites</b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                      |                                            |                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The site is prominent, and its development will have an adverse impact on landscape, however this will only be local as the site is not in a prominent position in the context of the whole city. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                                             |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                        | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                   | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                        | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                                                                                                 |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Development would enable the continued provision of employment opportunities in the area. This would have a positive impact on the economic growth of Aberdeen. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                     |                                |                                                                                                                                                                                                                         |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site adjacent the Denburn ('poor condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. Development may represent an opportunity to remedy condition of the burn.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of</p>                                                                                                                                                                                                                                                                      | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                                                                                                  | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                         | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                             | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            | abstraction from this relatively small scale proposal would be significant.                                                      |                                         |                          | water-saving technologies.                                                                                                                             |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            | Connections nearby.                                                                                                              | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                                    | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                                                                                                                                                                                                                                                                          | Water and Biodiversity, Fauna and Flora    | Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.                                                | OS Map<br>GIS Hydrogeology Maps         | -                        | Careful siting and adequate SUDS could offset impact.                                                                                                  | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                     | Water, Climatic Factors and Human Health   | SEPA Flood Maps indicate there is a medium to high risk of flooding from the Den Burn to around a third of the application site. | GIS Layers for Flood Risk               | -                        | Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                  |                                         |                          |                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                     | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The site is located adjacent to the Rubislaw Local Nature Conservation Site (LNCS). The site contains habitat suitable for bats – wooded features, woods near water and inland water. The Rubislaw LNCS flows into the River Dee Special Area of Conservation (SAC). The qualifying interests of the SAC are the Freshwater pearl mussel, otter and Atlantic salmon. A screening for any Likely Significant Effects (LSE), as part of an HRA should therefore be conducted. Badgers and otters recorded within, or in close proximity to the site.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Bat Survey will be required at planning application stage.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The proposed site is located beside Woodend Hospital which has good access to established networks that currently</p>                                                                                                                                                                                                                                                                                                          | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                                                                                        | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                          |                                                     | <p>serve the site and integrate with the wider area.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future staff residing in surrounding residential neighbourhoods to travel to work on foot, bicycle or by public transport.</p> <p>Lang Stracht and Queen's Road (&lt;400m from site) are well served bus corridors with frequent services travelling to destinations such as Aberdeen City Centre, Kingswells and Westhill.</p> | GIS Layers for cycle lanes/facilities                                  |                                | <p>dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>                                                               |                                 |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                    | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                                                                                                                                                                                                                    | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                       | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                             | Scoring – post mitigation |
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| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                |                                                                                                         |                          |                                                                                                                                                        |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                               |                                            | Development would result in a loss of Urban Green Space.                                                                       | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision/ upgrades to existing provision will be required as per the Open Space Policy and Urban Green Space Policy in the LDP. | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                            | Proposed development would likely fragment the Green Space Network.                                                            | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                           | --                       | Provision of new and/or retention of elements of existing green spaces within the site as part of the development.                                     | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                            |                                                                                                                                |                                                                                                         |                          |                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                  | Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Existing LDP Allocations                                                                  | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the      | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                       | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                                                |                                                                                                                        |                          | soil. Re-use of soil in local area.                                                                                                                     |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                     | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is south-west facing and well sheltered through topography and surrounding urban make up. | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                     | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                      | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                             | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                             | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                          | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                      | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | +                        | N/A                                                                                                                                                                    | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                      |                                                                                                |                          |                                                                                                                                                                        |                           |
| <u>Non-designated landscape features and key landscape interests</u><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The proposal represents an extension to the existing urban environment, however, it would encroach towards the Den Burn and its valley, a significant local feature. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Careful siting and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its semi-natural/semi-urban setting. | 0                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                                      |                                                                                                |                          |                                                                                                                                                                        |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                    | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                        | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                 | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b>                                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                                               |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | The development may impact slightly on the setting of the surrounding listed buildings of the hospital and the view from the north west. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Careful design and siting to limit/ avoid significant impacts.                                                                                                                   | 0                         |
| <b>Population</b>                                                                                                                                                                                                                                                         |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                                                |                                                                                              |                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                   | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                          | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Development will provide a new city-wide respite facility for children and their families. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements. | +                               |

OP38 – Countesswells

3000 Houses & Employment Land 165.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <i>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.</i> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | <i>Construction has started on site. Connections are possible.</i>                                                                                                                             | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                                                                                                                                 | Water and Biodiversity, Fauna and Flora             | <i>Large site with varied drainage. Pockets of poor drainage around the site.</i>                                                                                                              | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                             | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                            | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                               | Water and Human Health                     | Connections to services are in place given the existing development on and around the site.                                                                                                                                                         | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                     | 0                         |
| <u><a href="#">Flood Risk</a></u><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | There is a small fluvial risk from the multiple watercourses on the site. Areas of the site appear to be at risk of pluvial flooding. Groundwater features on the site may also indicate a potential risk of flooding due to a shallow water table. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <u><a href="#">Biodiversity, Flora and Fauna</a></u> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                     |                                              |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Development on this site would likely cause significant loss and disturbance to the wildlife habitat and species.</p> <p>Pockets of the site fall within an area of potential bat habitat (wooded features/wetland features).</p> <p>Parts of the site are designated as Green Space Network. Development of the site would result in the loss of a number of established trees.</p> <p>A significant number of designated species can be found within and just outwith the site boundary.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities and from public transport access. Although the proposal includes employment land and access to public transport, it is likely to increase traffic into the built-up area and</p>                                                                                                                                               | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | --                       | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon                                                                                                                            | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.                                                                | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                              | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                          | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                               | Population and human health or material assets | The site is allocated to Countesswells. Interim measures are in place until Countesswells Schools are built.<br><br>Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy will be over capacity by 2021. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.<br><br>New schools will be built as part of the development. | +                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Woodlands to the west of the site may be impacted by the proposal.                                                                                                                                                                    | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.<br><br>Opportunities for habitat enhancements/ green spaces/ corridors.   | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | 1no core path runs from west to east in the centre of the site. Possibility of negative impact on this core path.                                                                                                                     | GIS Layer on Core Paths/Cycle Lanes                                                                             | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                             | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                          |                                                | Proposal includes opportunities to enhance existing green networks.                                                                                                                                                                   | Site Proposal / Masterplan / Development Framework                                                              | +                        | N/A                                                                                                                                                                 |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                                                                                     | Existing LDP Allocation                                                                                                |                          |                                                                                                                                                                                              |                           |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                    | Site Visit<br>Existing LDP Allocations                                                                                 | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith the LDP Timeframe. This is a phased development. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                           | Information available – GIS/site visit?                                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                          | Climatic factors                           | Large site facing east/west/north/south. Site has gentle undulations. It has shelter from northerly winds to the southwest and northeast.                          | Aerial Map<br>Site Visit                                                                                       | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                 | Material assets and climatic factors?      | Development is already underway with several access roads already created. Further access roads would have to be constructed for the remainder of the development. | Aerial Map<br>Site Visit                                                                                       | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                         | Climatic factors and human health          | Site is more than 800m from local facilities and from bus stops.                                                                                                   | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities<br><br>Site Development Framework | --                       | The proposal includes local shopping facilities and access to public transport.<br><br>LDP Policy encourages sustainable and active travel.                                      | 0                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                    |                                                                                                                |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Site is surrounded by Green Belt and Green Space Network. It is bound by woodland to the south and west. Proposed large scale residential and employment uses would be visible from a great distance – it would interrupt unspoilt land that is surrounded heavily by trees and farmland. It is inevitable that there will be a significant loss or disturbance to the natural conservation. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                | -                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                                                                                | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish                                                                                         | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                     | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan /    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                | Scoring – post mitigation |
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| Planning Policy – Planning for Zero Waste?                                                                                                                                                                                                                                |                                                                                              |                                                                                                                                                                                                                                                | Development Framework                                                                                                         |                          | where appropriate, as per LDP policy.                                                                                                                                                     |                           |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                                                                                                                                                                                |                                                                                                                               |                          |                                                                                                                                                                                           |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <p>There may be a significant negative impact on the setting of a scheduled consumption dyke in the central part of the site resulting from development.</p> <p>Five standing structures on site (4no boundary stones and 2no farmsteads).</p> | <p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p> | --                       | <p>Landscaped buffer zone separates development from the dyke, protecting its setting.</p> <p>Development will be required to respect any historical features within/around the site.</p> | -                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                                                                                                                                                                                                |                                                                                                                               |                          |                                                                                                                                                                                           |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | <p>Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy. It will also include a new school which will be a social benefit.</p>          | <p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>                                      | ++                       | Developer contributions may be required as appropriate for environmental                                                                                                                  | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                         | Scoring – post mitigation |
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|                                                                                                                  |                                            |                                                                                                                                                                                                                                                                            |                                                                                                                                  |                          | improvements and affordable housing.                                                                                               |                           |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                            |                                                                                                                                  |                          |                                                                                                                                    |                           |
| Protect and enhance human health.                                                                                | Human health and air quality               | <p>Large scale development which will have a negative impact on air quality and consequently on health.</p> <p>However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities.</p> | <p>Aberdeen Air Quality Action Plan</p> <p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p> | -                        | Development will be required to make provision for new open spaces or recreational facilities as per Open Space Policy in the LDP. | +                         |

## OP39 – Braeside Infant School

Residential 1.04ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                            | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                                                          |                                |                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps                                    | -                              | There will be a policy requiring all new development to install water-saving technologies.                | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible and available.                                                                                                                                                                                                                                 | GIS Scottish<br>Water Layer                                              | 0                              | N/A                                                                                                       | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                    |                                                     |                                                                                                                                                                                                                                                                         |                                                                          |                                |                                                                                                           |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                   | Climatic Factors                                    | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                                                                                                                                                 | GIS Layers for bus routes/bus stops – shows you whether it's within 400m | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                |                                            | Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities                                      |                          | generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.               |                           |
| <b>Air Quality</b>                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                             |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                          |                                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                           | Population and human health or material assets | <p>In the short term, site will provide space to house primary school pupils (Airyhall Primary) from Countesswells development pending the development of a primary school there.</p> <p>In the long term it would be used for residential purposes. At present it is zoned for Airyhall Primary School which will be over capacity by 2024. Hazlehead Academy will be over capacity by 2021.</p> <p>However, once the primary school in Countesswells is built capacity is expected to be available at Airyhall Primary School.</p> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                              |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                        | Material Assets and Soils                      | <p>Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p>                                                                                                                                                                                                                                    | Site Visit<br>Existing LDP Allocations                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                          |                                                                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                               | Objective/ Related SEA topic if applicable | Comments                                                             | Information available – GIS/site visit?                                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                             |                                            |                                                                      |                                                                                                                |                          |                            |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development will be delivered within the LDP timeframe.              | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines<br>Site Visit | +                        | N/A                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                             | Climatic factors                           | Flat site that is south east facing.                                 | Aerial Map<br>Site Visit                                                                                       | +                        | N/A                        | +                         |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | Site is highly accessible via existing access roads.                 | Aerial Map<br>Site Visit                                                                                       | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                            | Climatic factors and human health          | Site is within 400m of bus stops and 800m local shopping facilities. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                                       | ++                       | N/A                        | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                          |                                            |                                                                      |                                                                                                                |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will help meet existing overcapacity school needs (short-term) and provide housing (long term), on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                                           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                               | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                    | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

### Population

- Promote economic growth, social inclusion, environmental improvement, health and safety.

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                            | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | <p>In the short term, development will provide space to house primary school pupils from Countesswells development pending the development of a primary school there.</p> <p>In the long term, development will provide housing which will help to meet local housing needs.</p> | <p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p> | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

## OP40 – Cults Pumping Station

Residential 0.69ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                                     | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                   |                                |                                                                                                                                                                                                                                                              |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                               | <p>Site is adjacent to Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>                                                                                                                                                                                                | Water                                               | <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and</p>                                                                                                                                                                                                                                                                    | <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>There will be a policy requiring all new development to install water-saving technologies.</p>                                                                                                                                                            | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                   | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                | Scoring – post mitigation |
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| allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            | water efficiency unless required to do so through mitigation measures.                                                                                                                                                           |                                                                                                                           |                          |                                                                                                                                                                           |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections are available and possible.                                                                                                                                                                                          | GIS Scottish Water Layer                                                                                                  | 0                        | N/A                                                                                                                                                                       | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Cults Burn runs to the west of the site and development on this site and is adjacent to areas at risk of flooding; but site itself not considered to be at risk.                                                                 | GIS Layers for Flood Risk<br>SEPA Flood Maps                                                                              | 0                        | Drainage Impact Assessments may be required to be submitted with planning application, with provision for SUDS made where appropriate.                                    | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                  |                                                                                                                           |                          |                                                                                                                                                                           |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p>                                                                                                                                                                                                                                                                                            | Bio flora and fauna                        | <p>Site is also situated adjacent to the Cults Den LNCS so there may be an impact on its conservation objectives.</p> <p>Site is a potential bat habitat.</p> <p>A large part of the site is designated Green Space Network.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> | --                       | Ecological assessment required to determine and avoid effect on Cults Den LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place. | -                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                      | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                                                                                | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                          |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Green Space Network Map</p> <p>Site Visit</p>                                                                             |                                | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>                                                                          |                                 |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                                |                                                                                                                                                                                                                                                                                              |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                       | <p>Climatic Factors</p>                             | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | <p>-</p>                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and</p> | <p>0</p>                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                               |                                                                        |                          | sustainable and active travel.                                                                                                                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Cults Primary School is overcapacity.<br>Cults Academy will be overcapacity in 2021.                                                                                          | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity       | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                   | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                            | Possible significant negative impact on Green Space Network within the site.                                                                                                                                                                                                               | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Existing links to the green space network should be maintained and enhanced where possible.<br><br>Sufficient open space provision will be required as per the Open Space Policy in the LDP. | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                            | Possible negative impact on core path that goes through the southwest of the site.                                                                                                                                                                                                         | GIS Layer on Core Paths/Cycle Lanes                                                                     | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                                                      | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                            |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                                                                  | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                         | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Site contains a redundant building which housed previous water works. It is classed as potentially contaminated. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                  |                                                                                                                        |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development is expected to be delivered within the LDP timeframe.                                                | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                                                                                    | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is mostly flat with adequate shelter from northerly winds. It is southwest facing.                          | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------|---------------------------|
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                                | Material assets and climatic factors?      | Access to the site is slightly restricted to a small access road that leads to existing apartments. Further access would be required or widening of this small road.              | Aerial Map<br>Site Visit                                                 | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                    | Climatic factors and human health          | Site is within 400m of a bus stop and local shopping facilities.                                                                                                                  | GIS Layer for bus stops/bus routes<br>Check distance to local facilities | ++                       | N/A                                                                                              | ++                        |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                  |                                            |                                                                                                                                                                                   |                                                                          |                          |                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources? | Material Assets                            | Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework         | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                     | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                     | Existing LDP allocations for Waste Facilities                            | ++                       | N/A                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal would provide housing which will meet local housing needs.                      | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP41 – Friarsfield

Residential 29.2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                     |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                               | <p>Site is adjacent to Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     |                                                     | <p>Development will result in water crossing/ partial culverting of the Culter Burn.</p> <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.</p>                                                                                                                                                                                    | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                              | <p>There will be a policy requiring all new development to install water-saving technologies.</p>                                             | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                 | Information available – GIS/site visit?                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                    |                                            | Construction has started on site. Connections are possible.                                                                                                                                              | GIS Scottish Water Layer                                     | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                          | Water and Human Health                     | Connections to services are in place given the existing development on and around the site.                                                                                                              | OS Map<br>GIS Scottish Water Layer                           | 0                        | N/A                                                                                                                                     | 0                         |
| <u>Flood Risk</u><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                          | Water, Climatic Factors and Human Health   | Surface water flood risk from burn that runs along north boundary.                                                                                                                                       | GIS Layers for Flood Risk<br>SEPA Flood Maps                 | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <u>Biodiversity, Flora and Fauna</u>                                                                                                                                                                                                                                                                                                                                                                                                                |                                            |                                                                                                                                                                                                          |                                                              |                          |                                                                                                                                         |                           |
| <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                          |                                                              |                          |                                                                                                                                         |                           |
| To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:                                                                                                                                                                                                                                                                                                                                                     | Bio flora and fauna                        | Site located in Green Belt/ GSN. Existing dwellinghouse and curtilage. Bat survey may be required. A number of Designated Species recorded in proximity of site boundary.. Potential impact on the River | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, | -                        | Bat Survey will be required at planning application stage.<br><br>Habitats Regulation Appraisal may be                                  | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                   | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                                                           | Scoring – post mitigation |
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| <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> |                                            | <p>Dee SAC during and post-construction phase (Cults Burn to the west of the site).</p> <p>TPO 243 covers the north eastern part of the site – potential loss of trees.</p>                                                                                                                              | <p>TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> |                          | <p>required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network Policy and Trees and Woodland Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Proposal includes the creation of a park alongside Cults Burn would be beneficial on wildlife and biodiversity.</p> |                           |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                               |                                            |                                                                                                                                                                                                                                                                                                          |                                                                                                           |                          |                                                                                                                                                                                                                                                                                                                                                                      |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                     | <p>Climatic Factors</p>                    | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is approximately 800m from local facilities and the nearest bus stop. It is likely to increase traffic into the built-up area and have a long term negative impact</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                           | <p>--</p>                | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                                                                                                                              | <p>-</p>                  |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | on climatic factors through emissions via an increase in vehicular movements.                                                                                                 | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                           | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                              | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                       | Population and human health or material assets | Cults Primary School is overcapacity.<br><br>Cults Academy will be overcapacity in 2021.                                                                                                                           | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity              | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                  | 0                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                                | 2no core paths run through the site on the west and east. Possibility of negative impact on the paths.                                                                                                             | GIS Layer on Core Paths/Cycle Lanes                                               | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                 | -                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                  |                                                | Proposal includes safeguarding existing features, enhancing green space provision and strategic landscaping, efficient connections to pedestrian and cycle path linkages, public transport and city road networks. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation | +                        | N/A                                                                                                                     | +                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                  |                                                |                                                                                                                                                                                                                    |                                                                                   |                          |                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                   | Site Visit<br><br>Existing LDP Allocations                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                     |                                                                                                                        |                          | affect the quality of the soil.<br>Re-use of soil in local area.                                                                                        |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                     |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development has already commenced on site. It is expected to be completed within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Generally south-east facing, sloping to the southeast. Little shelter from prevailing winds.        | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Further access roads and junction improvements would be required to as part of the development.     | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                               |                                            |                                                                                               |                                                                                                                       |                          | Travel Assessment will be required to be submitted with the application.                                                                                                         |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                 | Climatic factors and human health          | Site is around 800m from the nearest bus stop and the nearest local facilities.               | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                          | 0                        | N/A                                                                                                                                                                              | 0                         |
| <b>Material Assets</b>                                                                                                                                                                                                                                 |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b>                                                                                                                                                                                                                               |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                                               |                                                                                              |                                                                            |                                                                                                                        |                          |                                                                                                               |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | 1no B-listed cottage on the northeaster section of the site.               | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect the listed building on site and its setting, according to LDP Policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                            |                                                                                                                        |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Proposal will provide housing which will help to meet local housing needs. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                         |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                                                                                                                          |                                                                                              |                                                                            |                                                                                                                        |                          |                                                                                                               |                           |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance) | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                  | Information<br>available –<br>GIS/site visit?                                                                                               | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate? | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------|---------------------------------|
| Protect and enhance<br>human health.                                                         | Human health<br>and air quality                     | Development will have a positive impact<br>on human health as it will include the<br>creation of a park along Cults Burn. | Aberdeen Air<br>Quality Action<br>Plan<br><br>Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | ++                             | N/A                           | ++                              |

OP42 – Kennerty Mill

Residential 0.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is adjacent to Culter Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br/><br/>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction</p>                                                                                                                                                                                                                                                                                                                                      | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                    | -                              | <p>There will be a policy requiring all new development to install</p>                                                                                                                                                                                         | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                              | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            | from this large-scale development could be significant.                                                                                               |                                              |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            | Connections are possible.                                                                                                                             | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                     | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                                                                                                                                                                                                                                                                          | Water and Biodiversity, Fauna and Flora    | Pockets of poor drainage to the west, closer to the Culter Burn.                                                                                      | OS Map<br>GIS Hydrogeology Maps              | -                        | Careful design and siting of development and incorporate SUDS.                                                                          | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                     | Water, Climatic Factors and Human Health   | Part of the site is at 0.5% annual risk of flooding; being adjacent to the Culter Burn it can be considered to be at medium to high risk of flooding. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                       |                                              |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                                                                                                                            | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Development is adjacent to the Culter Burn LNCS, but is not itself covered by this designation.</p> <p>Western and southern part of the site is designated as Green Space Network.</p> <p>TPO 97 covers a section on the western part of the site.</p> <p>Site is a potential bat habitat.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Ecological assessment required to determine and avoid effect on Culter Burn LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.</p> <p>Due regard will be given to Green Space Network Policy and Trees and Woodlands Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                                                                                                     | Climatic Factors                           | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                                                                                                                                                                           | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                                                   | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating                                                                                                                                                                                                                                                                                                                  | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                |                                            | Site is within 400m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. | GIS Layers for cycle lanes/facilities                                      |                          | technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.      | Population and human health or material assets | Culter Primary has sufficient capacity.<br><br>Cults Academy will be overcapacity in 2021.                                                                                                                                                                                                 | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                   | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                 | +                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                                        |                          |                                                                                                                                                                                                                        |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br><br>Existing LDP Allocations                                             | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?      |                                                | The mill is classed as potentially contaminated.                                                                                                                                                                                                                                           | GIS Layers for contamination,<br><br>Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------|---------------------------|
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                         |                                                                                                                        |                          |                            |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be completed within the LDP timeframe.                                 | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Relatively flat site facing southwest. There is adequate shelter from prevailing winds. | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                        | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site can be accessed via Kennerty Mills Road.                                           | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                              | Climatic factors and human health          | Site is within 400m of bus stops and local facilities.                                  | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | ++                       | N/A                        | ++                        |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                           | Information<br>available –<br>GIS/site visit?                                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                               | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><a href="#">Landscape Designated Sites</a></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                                |                                                                                                             |                                 |
| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                           | <p>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.</p> <p>The site forms an important vista along Kennerty Road, and development would result in long term negative impacts on landscape.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | --                             | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | -                               |
| <p><a href="#">Material Assets</a></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                                |                                                                                                             |                                 |
| <p>Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?</p>                                                                                                                    | Material Assets                                     | <p>Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).</p>                                                                                                                                                           | <p>Site Visit</p> <p>Site Proposal / Masterplan / Development Framework</p>                                   | +                              | N/A                                                                                                         | +                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                    | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                     | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                               | Existing LDP allocations for Waste Facilities                                                                          | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                    | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                             |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Kennerty Mills is a Category- B listed building; development could have a positive or negative impact depending on the detail of proposals. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Site design and development will be required to consider the nature and setting of the listed building according to LDP Policy.                                                  | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                               | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                   | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                        |                                                                                               |                                |                                                                                                                                 |                                 |
| Promote economic growth,<br>social inclusion,<br>environmental<br>improvement, health and<br>safety.                                                                  | Population                                          | Proposal would provide housing which will<br>meet local housing needs. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements and<br>affordable housing. | +                               |

# OP43 – Milltimber Primary School

Residential 1.85ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                            | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                                                          |                                |                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps                                    | -                              | There will be a policy requiring all new development to install water-saving technologies.                | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible and available.                                                                                                                                                                                                                                 | GIS Scottish<br>Water Layer                                              | 0                              | N/A                                                                                                       | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                    |                                                     |                                                                                                                                                                                                                                                                         |                                                                          |                                |                                                                                                           |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                   | Climatic Factors                                    | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                                                                                                                                                 | GIS Layers for bus routes/bus stops – shows you whether it's within 400m | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                          | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Assessment of Climate Emissions)?                                                                                                                                                              |                                            | Site is more than 800m from shopping and recreation areas. However, there are bus stops within 400m. Because the site is relatively distant to local facilities, it is more likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements. | GIS Layers for cycle lanes/facilities                                      |                          | generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.               |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                          | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                     | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                                          |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | A new primary school is expected to be built as part of the nearby Oldford development. Future residential use on this site would be zoned under the new school.<br>Cults Academy will be overcapacity in 2021.                                                                            | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                     | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                           | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                  |                          |                                                                                                                                            |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                                | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                    | Site Proposal / Masterplan / Development Framework               | +                        | N/A                                                                                                                                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                         | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|----------------------------|---------------------------|
|                                                                                                                                            |                                            |                                                                                                                                                                                  | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                            |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                      | Climatic factors                           | Flat site that is southwest facing.                                                                                                                                              | Aerial Map<br>Site Visit                                                     | +                        | N/A                        | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                             | Material assets and climatic factors?      | Site is highly accessible via existing access roads (Monearn Gardens).                                                                                                           | Aerial Map<br>Site Visit                                                     | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                     | Climatic factors and human health          | Site is within 400m of bus stops. The nearest shopping facilities are more than 1.5km away.                                                                                      | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | 0                        | N/A                        | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                   |                                            |                                                                                                                                                                                  |                                                                              |                          |                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br><br>Site Proposal / Masterplan / Development Framework         | +                        | N/A                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| on-site materials / resources?                                                                                                                                                                                                                         |                                            |                                                                                                 |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.   | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.        | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                                 |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | In the long term, development will provide housing which will help to meet local housing needs. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP44 – North Lasts Quarry

Mineral Extraction 8.01ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                                     | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   |                                |                                                                                                                                                                                                                                                              |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Ord Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP) runs along the northern boundary of the site. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>                                                                                                                                                                                                |                                                     | <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and</p>                                                                                                                                                                                                                                                                                           | <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>There will be a policy requiring all new development to install water-saving technologies.</p>                                                                                                                                                            | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                            | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | water efficiency unless required to do so through mitigation measures.                                                                              |                                              |                          |                                                                                                                                         |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | Nearby connections available.                                                                                                                       | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | High risk (10%) of flooding along the northern boundary where the Ord Burn flows.<br><br>Small pockets of surface water flood risk within the site. | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                     |                                              |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                      | Information<br>available –<br>GIS/site visit?                                                                                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                               | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | Areas within and surrounding the site are associated with bat habitat/ activity.                                              | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | --                             | Bat Survey may be required at planning application stage.                   | -                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                               |                                                                                                                                                 |                                |                                                                             |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                                    | Continuation of ongoing mineral extraction will lead to increase of energy-use and consumption, transport movement and waste. | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | --                             | LDP Policy encourages waste minimisation and sustainable and active travel. | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                             | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                               | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                           |                                            |                                                                                                                                                                      | GIS Layers for cycle lanes/facilities                                  |                          |                                                                                                                                                                                                                                                                                                                          |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>         |                                            |                                                                                                                                                                      |                                                                        |                          |                                                                                                                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                     | Air                                        | Not likely to have a significant impact on air quality. However, increase in quarrying will result in some negative environmental impacts during and post quarrying. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.<br><br>Site dust management strategy may be required for any extensions to the existing quarry. | 0                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                      |                                                                        |                          |                                                                                                                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                  | Site is on greenfield land. Continual quarrying will have short and possibly long                                                                                    | Site Visit                                                             | -                        | Measures should be in place to ensure that possible contamination                                                                                                                                                                                                                                                        | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                               | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | term adverse effects on soil and will result in possible contamination.                                                | Existing LDP Allocations                                                        |                          | from construction will be properly remediated and not affect the quality of the soil.<br>Re-use of soil in local area.                                                                                                 |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Site is classed as potentially contaminated due to the quarrying. Contamination would continue if quarrying continues. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                        |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Potentially significant road network/ accessibility issues.                                                            | Aerial Map<br>Site Visit                                                        | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                                                                                       | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                               | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                                     |                                            |                                                                                               |                                                                                                        |                          | TS or TA may be required with planning application.      |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Location is poor relative to existing facilities with limited transport options at present.   | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | -                        | N/A                                                      | -                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                               |                                                                                                        |                          |                                                          |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The site is an established quarry and is outwith within any statutory landscape designations. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | --                       | Careful siting, design and landscaping to limit impacts. | -                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                               |                                                                                                        |                          |                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

OP46 – Culter House Road

5 Houses 1.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                               | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                              | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | There is a possible risk of fluvial flooding from a small watercourse along the NE boundary of the site. History of flooding due to blocked culverts. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                       |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                               | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Site is bounded by priority habitats to the west, north and east so there may be some negative impact, although site itself is not covered by any designation.</p> <p>Site is a potential bat habitat (wooded features).</p> <p>Green Space Network covers the south and eastern part of the site.</p>     | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Employ LDP Natural Environment Policies including the Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                          |                                                     |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                               |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                                | Climatic Factors                                    | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is more than 800m of shopping and recreation areas. However, there are bus stops within 400m. Because the site is distant from local facilities, it is more likely</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                       | -                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                     | to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions from vehicular movements.                               | GIS Layers for cycle lanes/facilities                                      |                                | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                                 |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                               |                                                                            |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                               |                                                                            |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                 | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Milltimber Primary School will be overcapacity in 2020. However, the new Oldfold development is expected to include a primary school.<br><br>Cults Academy will be overcapacity in 2021. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                       | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                          |                                                                      |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                         | Site Visit<br><br>Existing LDP Allocations                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                          |                                                                      |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity                                                                                                                                                      | Material assets                                | Site is expected to be delivered within the LDP timeframe.                                                                                                                               | Site Proposal / Masterplan / Development Framework                   | +                        | N/A                                                                                                                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                              | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| pylons, underground gas pipelines etc.                                                                                |                                            |                                                                                                       | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                            |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                 | Climatic factors                           | Flat site with adequate shelter from prevailing winds from tree belt to the north. South facing site. | Aerial Map<br>Site Visit                                                     | +                        | N/A                        | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?        | Material assets and climatic factors?      | Site is accessible via existing Culter House Road.                                                    | Aerial Map<br>Site Visit                                                     | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                | Climatic factors and human health          | Site is within 400m of bus stops. It is more than 1km from local facilities.                          | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | 0                        | N/A                        | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                              |                                            |                                                                                                       |                                                                              |                          |                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.         | Existing LDP allocations for Waste Facilities                                | ++                       | N/A                        | ++                        |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal would provide housing which will meet local housing needs.                      | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP47 – Edgehill Road

5 Houses 4.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are available.                                                                                                                                                              | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                           | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | There is a possible risk of flooding from a small watercourse along the east boundary of the site. History of flooding due to blocked culverts. Steep gradient may increase surface water run-off. | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                    |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                    | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Most of the site is covered by a TPO – development is likely to have a significant negative impact on this.</p> <p>Some of the site is designated Green Space Network - possible interruption of this.</p> <p>Site is a potential bat habitat (wooded features).</p>                                       | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Employ LDP Natural Environment Policies including the Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                               |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is more than 800m of shopping and recreation areas. However, there are bus stops within 400m. Because the site is distant from local facilities, it is more likely</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                       | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions from vehicular movements.                               | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                 | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                               | Population and human health or material assets | Milltimber Primary School will be overcapacity in 2020. However, the new Oldfold development is expected to include a primary school.<br><br>Cults Academy will be overcapacity in 2021. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                       | +                         |
| <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                          |                                                                      |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                         | Site Visit<br><br>Existing LDP Allocations                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | 0                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                          |                                                                      |                          |                                                                                                                                                                                              |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity                                                                                                                                                             | Material assets                                | Site is expected to be delivered within the LDP timeframe.                                                                                                                               | Site Proposal / Masterplan / Development Framework                   | +                        | N/A                                                                                                                                                                                          | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                              | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| pylons, underground gas pipelines etc.                                                                                |                                            |                                                                                                                       | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                            |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                 | Climatic factors                           | Mostly south facing site. It has a steep gradient and has adequate shelter from prevailing winds (tree belts around). | Aerial Map<br>Site Visit                                                     | 0                        | N/A                        | 0                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?        | Material assets and climatic factors?      | Site is accessible via Bellenden Walk and Culter House Road. There are existing access roads.                         | Aerial Map<br>Site Visit                                                     | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                | Climatic factors and human health          | Site is within 400m of bus stops. It is more than 1km from local facilities.                                          | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | 0                        | N/A                        | 0                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                              |                                            |                                                                                                                       |                                                                              |                          |                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation? | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                         | Existing LDP allocations for Waste Facilities                                | ++                       | N/A                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                               | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                        |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | 1 no Standing Structure in place – Edgehill House, built in the late 19 <sup>th</sup> century - possible negative impact on this historical structure. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Development will be required to respect any historical structures within/around the site as per LDP policy.                                                                      | 0                         |
| <p><u>Population</u></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                                                                        |                                                                                                                        |                          |                                                                                                                                                                                  |                           |



| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                            | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal would provide housing which will meet local housing needs. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP48 – Oldfold

550 Houses & Employment Land 48.9ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Construction has started on site. Connections are possible.                                                                                                                             | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site?                                                                                                                                                                                                 | Water and Biodiversity, Fauna and Flora             | Large site with varied drainage. Pockets of poor drainage around the site.                                                                                                              | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                             | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                    | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Connections to services are in place given the existing development on and around the site. | OS Map<br>GIS Scottish Water Layer           | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | High risk of surface flooding in various pockets around the site.                           | GIS Layers for Flood Risk<br>SEPA Flood Maps | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                             |                                              |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                               | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Development on this site would likely cause significant loss and disturbance to the wildlife habitat and species, especially as the site is surrounded by Green Space Network.</p> <p>Pockets of the site fall within an area of potential bat habitat.</p>                                                                                      | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                             | <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p> | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                             |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities and from public transport access. Although the proposal includes employment land and access to public transport, it is likely to increase traffic into the built-up area and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | --                             | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                                                     | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.                                                                | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                            | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.              | Population and human health or material assets | Milltimber Primary School will be overcapacity in 2020. However, this development includes a new primary school.<br><br>Cults Academy will be overcapacity in 2021. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity              | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.<br><br>New primary school will be built as part of the development.                   | +                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site? |                                                | Proposal includes opportunities to enhance existing ecological and recreational networks.                                                                           | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation | +                        | N/A                                                                                                                                                                                          | +                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                                |                                                                                                                                                                     |                                                                                   |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                    | Site Visit<br><br>Existing LDP Allocations                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                    | Scoring –<br>post<br>mitigation |
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| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                     |                                                                                                                                                                     |                                                                                                                        |                                |                                                                                                                                                                                  |                                 |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                                     | Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith the LDP Timeframe. This is a phased development. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                              | N/A                                                                                                                                                                              | +                               |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                                    | Large site mostly facing east and south. Site has gentle undulations. It has shelter from northerly winds from tree belts to the north and east.                    | Aerial Map<br><br>Site Visit                                                                                           | 0                              | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                          | +                               |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?               | Development is already underway with some access roads already created. Further access roads would have to be constructed for the remainder of the development.     | Aerial Map<br><br>Site Visit                                                                                           | -                              | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment will be required to be submitted with the application. | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                             | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                       | Climatic factors and human health          | Site is more than 800m from local facilities and from bus stops.                                                                                                                                                                                                                                                                                                                             | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                               | --                       | The proposal includes community facilities and access to public transport.<br><br>LDP Policy encourages sustainable and active travel. | 0                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                        |                          |                                                                                                                                        |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is surrounded by Green Belt and Green Space Network. It is bound by woodland to the north and east. Proposed large scale residential and employment uses would be visible from a great distance – it would interrupt unspoilt land that is surrounded heavily by trees and farmland. It is inevitable that there will be a significant loss or disturbance to the natural conservation. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | --                       | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                            | -                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                        |                          |                                                                                                                                        |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                          | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                                                                                                                                                                        |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy. It will also include a new primary school which will be a social benefit. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | ++                       | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | ++                        |
| <a href="#">Human Health</a> <ul style="list-style-type: none"> <li>Protect and enhance human health.</li> </ul>                                                                                                                                       |                                            |                                                                                                                                                                                                                                        |                                                                                                                       |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance) | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                                                    | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                      | Scoring –<br>post<br>mitigation |
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| Protect and enhance human health.                                                      | Human health and air quality                        | <p>Large scale development which will have a negative impact on air quality and consequently on health.</p> <p>However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities.</p> | <p>Aberdeen Air Quality Action Plan</p> <p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p> | -                              | Development will be required to make provision for new open spaces or recreational facilities as per Open Space Policy in the LDP. | +                               |

OP49 – Grove Nursery, Hazlehead

Community Facilities 5.9ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                                                                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                             |                                                     | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited. See above re. impact on water environment. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | Connections available nearby.                                                                                                                                                                                                                             | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                          | <p>Site is associated with bat habitat/activity. TPO'd trees beyond but adjacent to the southern boundary of the site.</p>                                                                                                                                              | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>-</p>                       | <p>Bat Survey may be required at planning application stage. Policy NE5 of ALDP affords protection to existing tree stock.</p>                                          | <p>0</p>                        |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                                     |                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |                                |                                                                                                                                                                         |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | <p>Climatic Factors</p>                             | <p>The provision of new community facilities on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Access to bus network over 400m from site. There is a limited range of available facilities within 800m of the site.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | <p>-</p>                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p> | <p>-</p>                        |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                              |                                            |                                                                                                                                                                               | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u>                                                                                           |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                              | Material Assets and Soils                  | Brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                              | Site Visit<br><br>Existing LDP allocations.                                | -                        | Measures should be in place to ensure that possible contamination from construction will                                                                                                                                 | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                         | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                 | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                                                  |                                                                                                                        |                          | be properly remediated and not affect the quality of the soil. Re-use of soil in local area.               |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Entirety of site is identified as being potentially contaminated.                                | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | Site remediation required by LDP Policy R2.                                                                | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                  |                                                                                                                        |                          |                                                                                                            |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal is likely to be delivered within the LDP timeframe.                                     | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is south facing and protected from prevailing winds by trees bordering and within the site. | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                                                                           | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                    |                                                                                                        |                          | gain and shelter from winds, as per the LDP.                                                     |                           |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                 | Material assets and climatic factors?      | Potentially significant road network issues.                                                                                                       | Aerial Map<br>Site Visit                                                                               | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                          | Climatic factors and human health          | Location is poor relative to existing facilities with limited transport options at present.                                                        | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | --                       | Provision of future services and linkages.                                                       | -                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                |                                            |                                                                                                                                                    |                                                                                                        |                          |                                                                                                  |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing | Landscape                                  | Site is well screened on all sides by established trees. Development likely to have a negligible impact on the immediate or surrounding landscape. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                        | Retain and enhance setting through careful design and landscaping to limit impacts               | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| townscape and character of surrounding area?                                                                                                                                                                                                           |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                      |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Provision of community facilities.                                                            | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |



|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                     |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>A number of watercourses running through the site deposit into the Den Burn ('poor condition' status in 2014 as per SRBMP). Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale</p>                                                                                                                                                                                                                                                              | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | development would likely be limited. See above re. impact on water environment.        |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections available nearby.                                                          | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Areas of the site subject to pluvial flooding associated with north-south watercourse. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                        |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                       | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Areas of the site are identified as Green Space Network, ancient woodland and Local Nature Conservation site 56. Site suitable for bat habitat/ activity.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                             | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                                     |                                                                                                                                                                  |                                                                                                                                                                            |                                |                                                                                                                                                                                                                     |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of facilities on site will lead to increase of energy-use and consumption, transport movement and waste.</p>                                    | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                             | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                              |                                            |                                                                                                                                                                               | GIS Layers for cycle lanes/facilities<br>Check distance to local facilities |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u>                                                                                           |                                            |                                                                                                                                                                               |                                                                             |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                            |                                                                                                                                                                               |                                                                             |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan  | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                            |                                                                                                                                                                               |                                                                             |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                               |                                                                             |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                              | Material Assets and Soils                  | Predominantly brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                | Site Visit<br><br>Existing LDP Allocations                                  | -                        | Measures should be in place to ensure that possible contamination from construction will                                                                                                                                 | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                  | Information available – GIS/site visit?                                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                           |                                                                                                      |                          | be properly remediated and not affect the quality of the soil. Re-use of soil in local area.                                                            |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                           |                                                                                                      |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal is likely to be delivered within the LDP timeframe.              | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | North facing with slight gradient.                                        | Aerial Map<br>Site Visit                                                                             | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                     | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues. | Submitted Traffic Assessments                                                                        | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                            | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                          | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                     | Climatic factors and human health          | Site is located within moderate proximity to a number of facilities, many of which can be accessed on foot or via public transport. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | +                        | N/A                                                                                 | +                         |
| <p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                     |                                                                                                |                          |                                                                                     |                           |
| <p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Site is partially exposed to Skene Road to the north.                                                                               | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Retain and enhance setting through careful design and landscaping to limit impacts. | 0                         |
| <p><u>Material Assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                     |                                                                                                |                          |                                                                                     |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                       | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                 | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                  | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                           |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                  | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                           |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | There are several archaeological sites identified within the wider site (Smiddyhill farmstead and Jessiefield farmstead). | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts.                       | 0                         |

OP51 – Peterculter Burn

Residential/ Mixed Use 7.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is adjacent to the Culter Burn/ Leuchar Burn ('moderate condition' status in 2014 as per SRBMP) and a number of its tributaries. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale</p>                                                                                                                                                                                                                                                                                 | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                        | Information available – GIS/site visit?      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                       | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | development would likely be limited. See above re. impact on water environment. |                                              |                          | water-saving technologies.                                                                                                                                       |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections available nearby.                                                   | GIS Scottish Water Layer                     | 0                        | N/A                                                                                                                                                              | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Significant fluvial flood risk associated with Culter Burn to south of site.    | GIS Layers for Flood Risk<br>SEPA Flood Maps | --                       | Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate. | -                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                 |                                              |                          |                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                     | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the south and east of the site and the Culter Burn LNCS covers the majority of the site. A Tree Preservation Order (ref 80) covers large areas within the site. Green Space Network covers the site. The site and surrounding area is associated with bat habitat/ activity.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>Bat Survey will be required at planning application stage.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to rail or bus network is available between 400-800 metres. There is a limited range of available footpath / cycle path connections to community,</p>                                                                            | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | --                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                                                                                        | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                    | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.               | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                             | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                         | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                       | Population and human health or material assets | The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary School has capacity; however Culter Academy will be over capacity by 2021. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | -                        | Developer contributions (education) may be required to address capacity issues.                                    | 0                         |
| To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? |                                                | Proposal will result in the loss of open space which is designated Green Space Network. However, the site is not considered to be 'pubic' open space.                | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                          | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                          |                                                | Proposed development would likely fragment the Green Space Network.                                                                                                  | GIS Layer on Core Paths/Cycle Lanes                                                                     | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. | -                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                          |                                                |                                                                                                                                                                      |                                                                                                         |                          |                                                                                                                    |                           |
| Is the option on greenfield or brownfield land?                                                                                                                    | Material Assets and Soils                      | Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                       | Site Visit<br>Existing LDP Allocations                                                                  | -                        | Measures should be in place to ensure that possible contamination from construction will be properly               | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                                            |                                                                                                                        |                          | remediated and not affect the quality of the soil. Re-use of soil in local area.                                                                        |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Northern central portion of site is identified as being potentially contaminated (Culter Mills Paper Tip). | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | Site remediation required by LDP Policy R2.                                                                                                             | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                            |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Proposal may be delivered within the LDP timeframe.                                                        | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | The site is south-west facing. Some shelter is provided due to topography and pockets of tree cover.       | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                           | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                                     | Material assets and climatic factors?      | Potentially significant road network/ accessibility issues.                                                                                        | Aerial Map<br>Site Visit                                                                               | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA will be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Location is poor relative to existing facilities with limited transport options at present.                                                        | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | -                        | N/A                                                                                                                                                          | -                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                      |                                            |                                                                                                                                                    |                                                                                                        |                          |                                                                                                                                                              |                           |
| <b>Non-designated landscape features and key landscape interests</b><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The site is not visible from the immediate surrounds due to existing tree cover. Development will slightly intrude into the surrounding landscape. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Retain and enhance setting through careful design and landscaping to limit impacts.                                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                               | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land?</a>                                                                           |                                            | <p>Pockets of tree over within the site are covered by a TPO. There is some potential loss or disturbance to these features.</p> <p>The Culter Burn is classed as prime landscape.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>                | -                        | Limitations on tree removal/ replacement planting to offset impacts as per LDP Policy NE5.                                                                                       | 0                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                        |                                            |                                                                                                                                                                                        |                                                                                                                              |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                          | Existing LDP allocations for Waste Facilities                                                                                | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                               | <p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Site Proposal / Masterplan / Development Framework</p> | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                            |                                            |                                                                                                                                                                                        |                                                                                                                              |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                    | Objective/<br>Related SEA<br>topic if<br>applicable                                          | Comments                                                                           | Information<br>available –<br>GIS/site visit?                                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                              | Scoring –<br>post<br>mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <a href="#">Cornyhaugh farmstead, an archaeological site is identified.</a>        | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                              | LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts. | 0                               |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                                    |                                                                                                                        |                                |                                                                                                                                                            |                                 |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | <a href="#">Development to provide 25% affordable housing and some employment.</a> | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                              | +                               |



## OP52 – Malcolm Road, Peterculter

8 Houses 1.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>        |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                   | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                      |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                            | Water and<br>Human Health                           | Connections are possible.                                                                                                                                                                                                                                               | OS Map<br>GIS Scottish<br>Water Layer         | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                  | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <ul style="list-style-type: none"> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                                                                                                                                                                                               |                                                     |                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                |                                 |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>The site is located within the greenspace network. The site is designated Ancient Woodland (this has been felled), and TPO 253 covers the north and west edge of the site. NESBReC records show red squirrel potential, and bat survey may be required.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | 0                               |
| <p><b><u>Climate Change Mitigation</u></b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                               |                                                     |                                                                                                                                                                                                                                                                |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential and leisure and recreation uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For</p>   | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>                                                                                                                                             | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                  | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                         |                                                     | the proposed residential use, although the site is close to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities                                      |                                | the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                 |                                 |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                                                                                             |                                                                            |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                                   | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                               | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                             |                                                                            |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                  | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                               | Population and human health or material assets | <b>Culter Primary School has capacity. Cults Academy is forecast to be over capacity by 2021.</b><br><br><b>Closest medical practice would be in Peterculter (2.4km).</b> | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | <b>Site is currently open space. This will be lost, however the site is allocated in the extant LDP for residential uses.</b>                                             | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | 0                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                             | 0                         |
| <b>Soils</b>                                                                                                                                                                       |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                       |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | <b>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</b>                                                   | Site Visit<br><br>Existing LDP Allocations                                                                      | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b>                                                                                                                                   |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul>                                              |                                                |                                                                                                                                                                           |                                                                                                                 |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                               | Information available – GIS/site visit?                                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                      | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                                                          |                                            |                                                                                                        |                                                                                                                |                          |                                                                                 |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                              | Material assets                            | Proposal's expected completion will be within the LDP timeframe.                                       | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines<br>Site Visit | +                        | N/A                                                                             | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                          | Climatic factors                           | The site is protected by topography and tree belts. It is south-west facing. The site slope is 1 in 7. | Aerial Map<br>Site Visit                                                                                       | +                        | N/A                                                                             |                           |
| Vehicular access constraints or opportunities.<br>Road network capable of accommodating traffic generated?                                                                     | Material assets and climatic factors?      | Site can be accessed via Bucklerburn Road or Malcolm Road.                                             | Aerial Map<br>Site Visit                                                                                       | 0                        | Travel Plan/Assessment may be required during the planning application process. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                         | Climatic factors and human health          | Site is within 400m of a bus stop. Closest facilities are in Peterculter (2.4km away).                 | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                                       | -                        |                                                                                 | -                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                        |                                                                                                                |                          |                                                                                 |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | <p>The designating of the site as OP52 states the trees on the eastern boundary have to be retained, these are covered in TPO designation, as are the trees on the north of the site.</p> <p>The development will be screened to some degree by the mature tree belt along Malcolm Road. Due to the height difference between Malcolm Road and the site there may be some visibility. The site forms the northern most point of the main Peterculter settlement.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | -                        | Retain and enhance setting through careful design and landscaping to limit impacts.                                                        | 0                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                                                                                                                                                        | Existing LDP allocations for Waste Facilities                                                                 | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish                                                                                         | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                                                                                             | <p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Site Proposal / Masterplan /</p>        | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                   | Information<br>available –<br>GIS/site visit?                                     | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Planning Policy – Planning for Zero Waste?                                                                                                                            |                                                     |                                            | Development Framework                                                             |                                | where appropriate, as per LDP policy.                                                                         |                                 |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                            |                                                                                   |                                |                                                                                                               |                                 |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                              | Population                                          | Development would provide private housing. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation | 0                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP55 – Blackhills Quarry, Cove

Business & Industrial 32.76ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited. See above re. impact on water environment. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Nearby connections available.                                                                                                                                                                                                                             | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                   | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                      | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Small pockets of surface water flood risk within the site. | GIS Layers for Flood Risk                     | -                              | Flood Risk Assessment and/or Drainage Impact Assessment may be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                            |                                               |                                |                                                                                                                                                                    |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                  | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Areas within and surrounding the site are associated with bat habitat/ activity.                                        | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Bat Survey may be required at planning application stage.                   | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                         |                                                                                                                                                 |                          |                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | Continuation of hard rock extraction will lead to increase of energy-use and consumption, transport movement and waste. | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | --                       | LDP Policy encourages waste minimisation and sustainable and active travel. | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                               | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                   |                                            |                                                                                                                                                                               | GIS Layers for cycle lanes/facilities                                  |                          |                                                                                                                                                                                                                                                                                                                          |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                             | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.<br><br>Site dust management strategy may be required for any extensions to the existing quarry. | 0                         |
| <u>Soils</u> <p>Reduce contamination, safeguard soil quantity and quality.</p>                                    |                                            |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                                   | Material Assets and Soils                  | Site is on greenfield land. Continual quarrying will have short and possibly long                                                                                             | Site Visit<br>Existing LDP Allocations                                 | -                        | Measures should be in place to ensure that possible                                                                                                                                                                                                                                                                      | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                               | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | term adverse effects on soil and will result in possible contamination.                                                |                                                                                 |                          | contamination from construction will be properly remediated and not affect the quality of the soil.<br>Re-use of soil in local area.                                                                                   |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Site is classed as potentially contaminated due to the quarrying. Contamination would continue if quarrying continues. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                        |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Vehicular access constraints or opportunities<br>-<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                  | Material assets and climatic factors?      | Potentially significant road network/ accessibility issues.                                                            | Aerial Map<br>Site Visit                                                        | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA may be required with planning application.                                                            | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                               | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Location is poor relative to existing facilities with limited transport options at present.   | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | -                        | N/A                                                      | -                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                               |                                                                                                        |                          |                                                          |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The site is an established quarry and is outwith within any statutory landscape designations. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | --                       | Careful siting, design and landscaping to limit impacts. | -                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                               |                                                                                                        |                          |                                                          |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                        | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                          | ++                       | N/A                                                      | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                            | Check Scottish Planning Policy (superseded Zero Waste Plan)                                                            | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                                                     |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | A number of archaeological sites are identified within the site boundary, predominantly relating to quarry remains. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts.                       | 0                         |

OP57 – Craighill Primary School, Kincorth

Residential 0.86ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit?                            | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                           |                                                                          |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited. See above re. impact on water environment. | OS Map<br>GIS<br>Hydrogeology<br>Maps                                    | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections available nearby.                                                                                                                                                                                                                             | GIS Scottish Water Layer                                                 | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                    |                                                     |                                                                                                                                                                                                                                                           |                                                                          |                                |                                                                                                                                            |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                   | Climatic Factors                                    | The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.                                                                                                                              | GIS Layers for bus routes/bus stops – shows you whether it's within 400m | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon                                  | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Assessment of Climate Emissions)?                                                                                                                                |                                            | Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation and employment facilities. There are facilities within 800 metres of the site (Kincorth Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/Tullos). | GIS Layers for cycle lanes/facilities                                      |                          | generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.               |                           |
| <b>Air Quality</b>                                                                                                                                               |                                            |                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                   | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                   | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                         |                                                |                                                                                                                                            |                                                                                                         |                          |                                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                       | Population and human health or material assets | The site is within the <a href="#">Abbotswell Primary and Lochside Academy catchment area</a> . Both schools are currently under capacity. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | 0                        | N/A                                                                                                                                                                                   | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Proposal could result in the loss of an existing playing field.                                                                            | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                             | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                                |                                                                                                                                            |                                                                                                         |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | Site is predominantly brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                     | Site Visit<br>Existing LDP Allocations                                                                  | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                   | Information<br>available –<br>GIS/site visit?                                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                           | Scoring –<br>post<br>mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                     |                                                                            |                                                                                                                        |                                |                                                                                                                                                         |                                 |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                                     | It is likely that the proposal will be delivered within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                              | N/A                                                                                                                                                     | +                               |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                                    | Site is south facing and well sheltered.                                   | Aerial Map<br><br>Site Visit                                                                                           | +                              | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                               |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                     | Material assets and climatic factors?               | Unlikely to result in any significant road network/ accessibility issues.  | Aerial Map<br><br>Site Visit                                                                                           | 0                              | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                 | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities | +                        | N/A                                                                                                                                                                              | +                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                                 |                                                                          |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.   | Existing LDP allocations for Waste Facilities                            | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.        | Check Scottish Planning Policy (superseded Zero Waste Plan)              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                                 |                                                                          |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                         | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                   | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth,<br>social inclusion,<br>environmental<br>improvement, health and<br>safety. | Population                                          | Minimum 25% affordable housing (likely<br>100%). | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer<br>contributions may be<br>required as<br>appropriate for<br>environmental<br>improvements and<br>affordable housing. | +                               |

OP58 – Stationfields

Residential 9.8ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            |                                                     | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections available nearby.                                                                                                                                                                                  | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                 | Information<br>available –<br>GIS/site visit?        | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | High risk of surface water flooding to the east of site along north-south boundary (railway embankment). | GIS Layers for Flood Risk<br>Submitted Bid Documents | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                          |                                                      |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                         | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Parts of the site are identified as being suitable for bat roosts/ foraging or activity generally (wooded features). Bat survey may be required if the proposal will result in the demolition of building and/or felling of trees.</p> <p>Sections of the site are designated as Green Space Network.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey may be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                            |                          |                                                                                                                                                                                                                    |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation and employment</p>     | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                            | 0                         |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                                                                                                                                                     | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                                  |                                                     | facilities. There are facilities within 800 metres of the site (Cove Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens). | GIS Layers for cycle lanes/facilities                                      |                                    | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                                 |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                        |                                                                            |                                    |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                                     | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.          | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                                  | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                        |                                                                            |                                    |                                                                                                                                                                                                                          |                                 |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                       | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Loirston Primary School and Lochside Academy both have capacity in the short and long term.                    | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | +                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                          |                                                | Core Path 95 runs east-west through site.                                                                      | GIS Layer on Core Paths/Cycle Lanes                              | 0                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                                               | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                |                                                                  |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Predominantly greenfield. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Existing LDP Allocations                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                |                                                                  |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Proposal is likely to be delivered within the LDP timeframe.                                                                        | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is open, unsheltered and south-east facing.                                                                                    | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                           | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is located within moderate proximity to a number of facilities, many of which can be accessed on foot or via public transport. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | N/A                                                                                                                                                     | +                         |

[Landscape Designated Sites](#)

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                    | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                          | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                      |                                            |                                                                                                                                                                                                             |                                                                                                |                          |                                                                                     |                           |
| <p><b>Non-designated landscape features and key landscape interests</b></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Housing development would be well connected to the existing settlement of Cove Bay. However, without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Retain and enhance setting through careful design and landscaping to limit impacts. | -                         |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land</a> ?                                                                                                              |                                            | Area is sparsely populated open farmland with few landscape features other than field boundaries.                                                                                                           | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Retain and enhance setting through careful design and landscaping to limit impacts. | -                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                             |                                                                                                |                          |                                                                                     |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                               | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                 | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| compromise the waste handling operation?                                                                                                                                                                                                               |                                            |                                                                                          |                                                                               |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)                   | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                               |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | 25% affordable housing.                                                                  | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP59 – Loirston

1500 Houses & Employment Land 119.2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections are possible.                                                                                                                                                                                                                                               | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                          | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | <p>Limited surface flooding on the site. Loirston Loch is located to the south within the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>                                                                                                                                                     | GIS Layers for Flood Risk                                                                                                                                                  | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                                                                                                                             | 0                         |
| <p><b><u>Biodiversity, Flora and Fauna</u></b></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                     |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>                                                                                                                                                         | Bio flora and fauna                        | <p>Loirston Loch is a Local Nature Conservation Site, and Kincorth Hill (LNCS/ LNR) to the north.</p> <p>Bats have been recorded on site. Protected Species may be an issue. Due to the site's status as LNCS/LNR, a large number of bird species have been recorded on the site. Various integrated habitat systems also recorded.</p> <p>Site is also part of the green space network.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual</p> | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| To what extent will the proposal affect protected species? – e.g. bats, otters, etc.                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                              |                          | impact on habitat/species.                                                                                                                                                                                                                                                                                                  |                           |
| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                       | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. Although the site is in relatively good proximity to local facilities, given the proposed mixed uses, it is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | 0                         |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new                                                                                                                                                                                                    | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative                                                                                                                                                                                                                                                                                                                                                 | GIS Layers for Air Quality                                                                                                   | -                        | New development should consider sustainable travel                                                                                                                                                                                                                                                                          | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                            | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                            | Scoring – post mitigation |
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| Air Quality Management Area (AQMA)?                                                                                                                                                                                                                                                                    |                                                | environmental impacts during and post construction.                                                                                 | Management Areas<br>Air Quality Action Plan                                                             |                          | methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>• Protect and enhance outdoor access opportunities and access rights.</li> <li>• Protect and enhance human health.</li> <li>• Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                     |                                                                                                         |                          |                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                           | Population and human health or material assets | Loirston Primary School and Lochside Academy both have capacity in the short and long term.                                         | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | +                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                | +                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                                     |                                                | Loss of some open space as part of the development, especially the area closer to Loirston Loch which contains part of a core path. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                             | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                | Scoring – post mitigation |
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| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                            | There is a core path running through the site close to Loirston Loch which may be affected because of the development.                                                                                                                                                                                                                                                  | GIS Layer on Core Paths/Cycle Lanes                        | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                                                                                                                                                                   | 0                         |
| <p><u>Soils</u></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>           |                                            |                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                          |                                                                                                                                                                                                                                                                                                           |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                  | Most of the site is greenfield land with the exception of some farmhouses. In both cases, there would be short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                     | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.<br><br>Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if                                                                 |                                            | Some isolated areas of potential contamination; Kincorth Old Quarries/ Wellington Rd Industrial Estate.                                                                                                                                                                                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or                                                                                                                                                                                                            | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| so, will the option reduce contamination?                                                                                                                                                                                                                           |                                            |                                                                                                                          | Character Assessment                                                                                                   |                          | contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.                                 |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will commence within the LDP timeframe. Completion may be after the LDP timeframe.                           | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | -                        |                                                                                                                                                         | -                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Large site, mainly north/west facing and flat with gentle undulations.                                                   | Aerial Map<br>Site Visit                                                                                               | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Construction of further access roads would be required to serve the development. At present can be taken from Wellington | Aerial Map<br>Site Visit                                                                                               | --                       | Access road(s) would need to be delivered to the satisfaction of the                                                                                    | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                     | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                            |                                            | Road and Redmoss Road. These roads are unlikely to cope with traffic generated from the development.                                                                                                                                                                                                                                                                                                                   |                                                                                                        |                          | Council as Roads Authority.<br>Travel Plan/Assessment may be required during the planning application process. |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Site is within 400m of a bus stop and is within 800m of local facilities. It is also less than 1km from employment areas.                                                                                                                                                                                                                                                                                              | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | +                        |                                                                                                                | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                        |                          |                                                                                                                |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Predominantly Industrial area with employment uses adjacent. Site sits behind Business Park and south of Kincorth & Nigg settlement areas. Located close to main road network (A956) and open/green spaces.<br><br>Site is a Prime Landscape Area (Loriston Loch/Hill). Site falls in the Kincorth Hill and Leggart Landscape Character Areas. However, development would not be out of keeping with surrounding uses. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        |                                                                                                                | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                     | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                                                                                                              |                                                                               |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                | Existing LDP allocations for Waste Facilities                                 | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                     | Check Scottish Planning Policy (superseded Zero Waste Plan)                   | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                                                                                                              |                                                                               |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposed range of uses would introduce housing (both private and affordable), employment and recreation facilities to meet local needs. It would also boost economic growth. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP60 – Charleston

Employment Land 20.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                |                                                                                                                                                                                                           |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | <p>Possibility of release of waterborne pollution into the open water course running north to south at the middle of the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Where there is potential for pollution of the water environment the City Council will liaise with SEPA.<br><br>There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible.                                                                                                                                                                                                                                                                                                                                                                                         | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                                                                                       | 0                               |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands                                                                                                                                                                                                                              | Water and Biodiversity, Fauna and Flora             | Small pockets of poor drainage on site.                                                                                                                                                                                                                                                                                                                                                                           | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Careful design and siting of development and incorporate SUDS.                                                                                                                                            | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| and boggy areas on the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                             |                                         |                          |                                                                                                                                         |                           |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Connections are possible.                                                                                                                                                                                                                                                                                                   | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                   | Water, Climatic Factors and Human Health   | The SEPA flood maps show a risk of flooding along the length of an open water course, running north to south at the middle of the site. There are areas of flooding in the eastern fields.<br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                             |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Green space network runs along the eastern boundary to mid-way point along the site.</p> <p>Dunnock recorded within 100m of site, Herring Gull and Black-headed Gull recorded within site boundary.</p>                                                                                                              | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |                                |                                                                                                                                                                                                                              |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of business/industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For the proposed use, although the site is close to bus stops, the development is</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                      | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                   |                                            | likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                             | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.     | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?     | Air and Human Health                       | South of the site is Croft-Moss Landfill. However, it is no longer in operation.                                                                                                  | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        |                                                                                                                                                                                                                          | -                         |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                     | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                        | Information<br>available –<br>GIS/site visit?                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                          | Scoring –<br>post<br>mitigation |
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| <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                     |                                                                                                                                                                                 |                                                                                 |                                |                                                                                                                                                                                                                        |                                 |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                           | Most of the site is on greenfield land. There are several cottages and farmsteads on site. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Existing LDP Allocations                                          | -                              | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.                                  | -                               |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                       |                                                     | Potential contamination to the south of the site from Moss-side Croft Landfill.                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                              | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                               |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                     |                                                                                                                                                                                 |                                                                                 |                                |                                                                                                                                                                                                                        |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                     | Scoring – post mitigation |
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| <p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p> | Material assets                            | <p>Proposal's expected completion will be within the LDP timeframe.</p> <p>There are pylons across north of the site.</p>                                                                                  | <p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p> | -                        | Careful siting and design of development.                                                                                                                                                      | 0                         |
| <p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>                                                 | Climatic factors                           | <p>Little shelter on-site; some AWPR bunds to north-west and some roadside planting but generally open site. The site is north east facing. The site is very flat. There is a slight rise to the west.</p> | <p>Aerial Map</p> <p>Site Visit</p>                                                                                           | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                                        | 0                         |
| <p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>                                        | Material assets and climatic factors?      | <p>Wellington Road to the east of the site is able to accommodate traffic from business uses. Construction of further access roads to serve the development would be required.</p>                         | <p>Aerial Map</p> <p>Site Visit</p>                                                                                           | -                        | <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Plan/Assessment may be required during the planning application process.</p> | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                   | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                     | Climatic factors and human health          | Bus stops are available within 400m. Local facilities are 1.6km from the site. The proposal will provide additional employment land with the impetus of attracting facilities.                                                                                                                | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                  | -                        |                                                                                                                                                                                                              | -                         |
| <p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                               |                                                                                                               |                          |                                                                                                                                                                                                              |                           |
| <p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | <p>There are consumption dykes on site. These are more prevalent in the northern half of the site. Development will impact on the existing landscape along this gateway route.</p> <p>The development will be partially related to development at the Gateway Business Park at the south.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | -                        | <p>Careful siting and design of development to avoid any impact on consumption dykes.</p> <p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> | 0                         |
| <p><u>Material Assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                               |                                                                                                               |                          |                                                                                                                                                                                                              |                           |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                 | Existing LDP allocations for Waste Facilities                                                                 | ++                       | N/A                                                                                                                                                                                                          | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                          | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                   |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                          | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                                                   |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | 9 consumption dykes and 2 standing structures on site. 2 further structures are recorded in documentary evidence. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | --                       | Development will be required to respect and preserve/enhance the historic features as per LDP Policy and national legislation.                                                   | -                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                                                                   |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                  | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                          | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social Inclusion, environmental improvement, health and safety. | Population                                          | Business/Industrial uses will offer employment opportunities and lead to economic growth. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements. | +                               |

OP62 – Nigg Bay

Harbour Expansion 55ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                |                                |                                                                                                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Potential to impact on the quality of Aberdeen Bathing Water. Also within the vicinity of East Tullos Burn, which faces existing pollution pressure from the Tullos industrial estates that a new harbour might exacerbate. Site is at risk of flooding and there may be a subsequent negative impact on water quality in the event of a flood.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | --                             | <p>Flood Risk Assessment required. Studies should be undertaken to determine and avoid impact on Aberdeen Bathing Water. Appropriate measures for protection of East Tullos Burn required.</p> | -                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could</p>                                                                                                                                                                         | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                                                                         | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                        | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | be significant. See above re. impact on water environment.                                                              |                                         |                          | water-saving technologies.                                                        |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections nearby.                                                                                                     | GIS Scottish Water Layer                | 0                        | N/A                                                                               | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Site is potentially at medium to high risk of flooding from coastal sources (within or adjacent to 0.5% flood outline). | GIS Layers for Flood Risk               | -                        | Flood Risk Assessment will be required to be submitted with planning application. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                         |                                         |                          |                                                                                   |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                       | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Likely to be cross-boundary effects on bottlenose dolphin, Atlantic Salmon, and fresh water pearls a qualifying interest of the Moray Firth SAC, and grey seals of the Isle of May SAC and Berwickshire and North Northumberland Coast SAC, and harbour seals, through impact of construction and operation on water quality and noise generation. | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | --                       | HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required and ecological assessment required. Appropriate buffer zones to be in place. Appropriate noise-modelling to assess impact on species. | -                         |
| Are there any <a href="#">local geodiversity sites</a> or wider geodiversity interests that could be affected by the proposal?                                                                                                                                                                                                                                                                                                                   |                                            | SSSI No. 3 within proposal boundary.                                                                                                                                                                                                                                                                                                               | GIS Layers for LNCs, SSSIs                                                                                                                      | -                        | Careful siting to avoid direct or indirect impacts to SSSI.                                                                                                                                                                      | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                 |                          |                                                                                                                                                                                                                                  |                           |
| What is the site overall impact in terms of carbon                                                                                                                                                                                                                                                                                                                                                                                               | Climatic Factors                           | The provision of proposed harbour and related uses on site will lead to increase of                                                                                                                                                                                                                                                                | GIS Layers for bus routes/bus                                                                                                                   | -                        | All new buildings must install low and zero                                                                                                                                                                                      | -                         |



| Site assessment question (click on links embedded in the text for further guidance)            | Objective/ Related SEA topic if applicable | Comments                                                                                  | Information available – GIS/site visit?                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                               | Scoring – post mitigation |
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| emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                    |                                            | energy-use and consumption, transport movement and waste.                                 | stops – shows you whether it's within 400m<br><br>GIS Layers for cycle lanes/facilities |                          | carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. |                           |
| <b>Air Quality</b>                                                                             |                                            |                                                                                           |                                                                                         |                          |                                                                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                           |                                                                                         |                          |                                                                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?          | Air                                        | Likely to have moderate negative impact on air quality both during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan              | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.                                                 | 0                         |
| <b>Service Infrastructure</b>                                                                  |                                            |                                                                                           |                                                                                         |                          |                                                                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                    | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                             |                                                                                                         |                          |                                                                                                                                                                                       |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                 |                                            | Potential to have a significant negative impact on the designated Green Space Network through direct loss and/ or fragmentation as a result of development. | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | --                       | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                             | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                         |                                            | Potential to have a significant negative impact on Core Path 78.                                                                                            | GIS Layer on Core Paths/Cycle Lanes                                                                     | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                                               | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                 |                                            |                                                                                                                                                             |                                                                                                         |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                    | Material Assets and Soils                  | Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                              | Site Visit<br>Existing LDP Allocations                                                                  | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                             | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                             | Scoring – post mitigation |
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| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                      |                                                                                                                        |                          |                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Likely to be delivered within the next LDP timeframe.                | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                    | +                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                     | Material assets and climatic factors?      | Potentially significant road network issues and access constraints.  | Aerial Map<br><br>Site Visit                                                                                           | --                       | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TA will be required with planning application. | -                         |
| <b><u>Landscape Designated Sites</u></b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                      |                                            |                                                                      |                                                                                                                        |                          |                                                                                                                                                        |                           |
| <b>Non-designated landscape features and key landscape interests</b><br><br>Does the proposal ensure that development does not exceed the capacity of the                                                                                                           | Landscape                                  | The site would significantly intrude upon the surrounding landscape. | Landscape Character Assessment<br><br>Existing LDP allocations for                                                     | --                       | Retain and enhance setting through careful design and landscaping to limit impacts.                                                                    | --                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                                                                                              |                                            |                                                                                               | Greenbelt and GSN<br>Site Visit                             |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                             |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan) | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                            |                                                                                               |                                                             |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                    | Objective/<br>Related SEA<br>topic if<br>applicable                                          | Comments                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Potential to negatively impact on the scheduled monument of St. Fitticks Church, the listed Girdleness Lighthouse, as well as the archaeological remains within the bay area. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | --                             | Setting, design and masterplanning will assist in the mitigation of negative impacts.                         | -                               |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                                                                                                                               |                                                                                                                        |                                |                                                                                                               |                                 |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Development will have significantly positive impact on the Aberdeen economy.                                                                                                  | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

## OP63 – Prime Four Business Park Phase 5 Extension

Specialist Employment 12.7ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections are possible and available.                                                                                                                                                                                                                                 | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections to public/private water supplies are possible.                                                                                                                                                                                                              | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit?           | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | <p>Water, Climatic Factors and Human Health</p>     | <p>According to SEPA Indicative Flood Risk Map, there are slight chances of surface flooding in a small area to the northern and north eastern part of the site. However there have been no recorded flooding incidents.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p> | <p>-</p>                       | <p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> | <p>0</p>                        |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                   |                                                         |                                |                                                                                                                                                |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                                                                                 | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Site is adjacent to the West Hatton Local Nature Conservation – it wraps around the site from the east and runs northwards and westwards. Development is likely to result in the loss and disturbance of important semi-natural woodland habitat.</p> <p>Parts of the site are areas of potential bat habitat.</p> <p>Parts of the site are also identified as part of the Green Space Network – it is likely that connectivity between habitats will be lost.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                       | <p>CEMP and ecological assessment required to avoid impacts on the LNCS. Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> |                           |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                                                                                            |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                                                                                                     | Climatic Factors                           | The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.                                                                                                                                                                                                                                                                                                                                               | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                                                   | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating                                                                                                                                                                                                                                                                       | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                |                                            | Nearest local facilities are more than 800m away. There are no bus stops within 400 or 800m of the site. There is a Park and Ride about 1km southwest of the site. Although there is a Park and Ride within 1km, it is highly likely that many people will travel by car from far to work. Therefore, traffic into the built-up area is likely to increase and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements. | GIS Layers for cycle lanes/facilities                                      |                          | technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                          |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                                                                                                                                                  | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                | Scoring – post mitigation |
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| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           | Population and human health or material assets | Development includes landscaped zones around the site.                                                                                                                                                                                              | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                        | N/A                                       | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                                |                                                                                                                                                                                                                                                     |                                                                                                                        |                          |                                           |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                                                                                    | Site Visit<br><br>Existing LDP Allocations                                                                             | +                        | N/A                                       | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                                                                                     |                                                                                                                        |                          |                                           |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                                | Development is expected to be completed within the LDP timeframe.<br><br>Surface electricity pylons on site. Similar issues (pylons) have already been resolved satisfactorily on site at Prime Four and this is commonplace on a development site. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | 0                        | Careful siting and design of development. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | Site is mostly southwestern facing. It has undulates gently and has adequate tree cover.                                                                                                                                                                           | Aerial Map<br>Site Visit                                                             | +                        | N/A                                                                                                                                                                                          | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                          | Material assets and climatic factors?      | New access roads would be required to serve this development – connecting it from the existing Prime Four development.                                                                                                                                             | Aerial Map<br>Site Visit                                                             | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Assessment/ Travel Plan will be required as part of the planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Site is distant from local facilities and is more than 800m from the nearest Park and Ride.                                                                                                                                                                        | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities         | -                        | N/A                                                                                                                                                                                          | -                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                                                    |                                                                                      |                          |                                                                                                                                                                                              |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not                          | Landscape                                  | Development is likely to have a significant impact on the local landscape, through new development on a greenfield site. However, it is unlikely that it will be significant given the context of surrounding large-scale development at Prime Four business park. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                                                                  | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                                                                   |                                            |                                                                                               | Site Visit                                                                                                            |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                   | Scoring – post mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Category C Quaker burial ground lies within the site. Development has the potential to have a significant negative effect, if the site and setting of the burial ground is not treated sensitively. Site is currently overgrown and there is potential for improvement and enhancement. The Category B listed consumption dyke lies to the east of the sites. Again there could be a negative impact on setting. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | --                       | Require buffer zone around the burial ground; improved access and maintenance. Input should be sought from the Masterplanning and Design team during the masterplanning process.<br><br>Development will be required to respect any listed features on site. | -                         |
| <p><a href="#">Population</a></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                              |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                        |                          |                                                                                                                                                                                                                                                              |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Development would enable the provision of employment opportunities in the area. This would have a positive impact on the economic growth of Aberdeen.                                                                                                                                                                                                                                                            | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                                                                                                | +                         |

## OP64 – Former Ness Tip

20.5ha

Solar Farm

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                      | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                          | Scoring –<br>post<br>mitigation |
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| <u>Water</u> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                               |                                               |                                |                                                                                                                                        |                                 |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                         | Water                                               | Connections nearby.                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                    | 0                               |
| <u>Flood Risk</u><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health            | Some small pockets of surface water flooding. | GIS Layers for Flood Risk                     | -                              | Drainage Impact Assessments may be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                               |                                               |                                |                                                                                                                                        |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                      | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Site is located on a disused landfill that is in the process of being naturalised. It is low quality grass and scrubland and impact on biodiversity likely to be limited. Entirety of site is designated Green Space Network. Eastern section of the site falls within the Tullos Hill Local Nature Conservation site. Sections of the site are considered suitable for bat habitat/activity.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey may be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                |                                                                                                                                                                                                                    |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of a solar farm on the site will, in the short term, lead to increase of energy-use and consumption, transport movement and waste during the construction phase.</p> <p>Long term the development by its very nature will have a significant positive</p>                                                                                                                           | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | ++                             | N/A                                                                                                                                                                                                                | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | impact in terms of climate change mitigation.                                                                                                                                 | GIS Layers for cycle lanes/facilities                                  |                          |                                                                                                                                                                                                                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open                                                                                                                                                        |                                            | Entirety of site is designated GSN. Development of the site, in part or whole, will lead to the loss off open space, including connectivity and accessibility.                | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit    | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                                                                | -                         |



| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable | Comments                             | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| space or result in a loss of open space?                                                                                  |                                            |                                      | Existing LDP allocations for GSN                                                |                          |                                                                                                                                                                                       |                           |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site? |                                            | Development will erode the GSN.      | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation   | -                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                             | -                         |
| <b>Soils</b>                                                                                                              |                                            |                                      |                                                                                 |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>              |                                            |                                      |                                                                                 |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                  | Brownfield. Site of former Ness Tip. | Site Visit<br>Existing LDP Allocations                                          | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?      |                                            | Ness Farm landfill.                  | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated as suited to the development.                                         | -                         |
| <b>Deliverability/Sustainability Constraints</b>                                                                          |                                            |                                      |                                                                                 |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                  | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                           |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                              | Material assets                            | Likely to be delivered within the LDP timeframe.                          | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                              | Climatic factors                           | Site is elevated, exposed and predominantly flat/ south-east facing.      | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                    | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues. | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| <u><a href="#">Landscape Designated Sites</a></u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                            |                                            |                                                                           |                                                                                                                        |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                     | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Likely to have some impact on the landscape setting of the city. It will be a relatively small solar facility, but the installations will be numerous and geometric. Glare may be a significant issue depending on the type of panels proposed. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Carful siting and use of appropriate products to reduce glare and visual impact in compliance with D2: Landscape of the ALDP to limit impacts. | -                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                 |                                                                                                |                          |                                                                                                                                                |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                   | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                            | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish                                                                                         | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                        | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan /    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes     | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                    | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
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| Planning Policy – Planning for Zero Waste?                                                                                                                            |                                            |                             | Development Framework                                                         |                          | where appropriate, as per LDP policy.                                                                         |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                             |                                                                               |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Production of clean energy. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                         |

## OP65 – Haudagain Triangle

Residential & Land for Transport 4.34ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                      |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections within and adjacent to site.                                                                                                                                                             | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                               | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Information<br>available –<br>GIS/site visit?                                                                                | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>       | Water, Climatic Factors and Human Health            | Some concentrated areas of low, medium and high surface water flooding identified within site as per SEPA Flood Risk Maps.                                                                                                                                                                                                                                                                                                                                                                   | GIS Layers for Flood Risk                                                                                                    | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                                                                                                                                                      | 0                               |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                              |                                |                                                                                                                                                                                                                                                                                              |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                       | Climatic Factors                                    | <p>The provision of residential and. or other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are limited facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and</p> | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            |                                                                                                                                                                                                                                                           |                                                                        |                          | sustainable and active travel.                                                                                                                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                           |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?                                                                                                                                                             | Air                                        | Development within the area will attract additional traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan would likely improve congestion and air quality at this roundabout; therefore there will be mixed effects. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | 0                        | N/A                                                                                                                                                                                                                      | 0                         |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                             | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                           |                                                                        |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                     | Information available – GIS/site visit?                                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Northfield Academy and Manor Park Primary catchments. Both schools are currently under capacity and will remain as such for the foreseeable. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                 | 0                        | N/A                                                                                                                                                                                   | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                              |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                     | Site Visit<br>Existing LDP Allocations                                                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                              |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                                | It is likely that the proposal will be delivered within the LDP timeframe.                                                                   | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                                                   | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                              | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                       |                                            |                                                                                                                                                                                                                                       | Site Visit                                                                   |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                 | Climatic factors                           | Site is north facing and exposed.                                                                                                                                                                                                     | Aerial Map<br>Site Visit                                                     | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                                             | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                                                       | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                     | +                         |
| <b><u>Landscape Designated Sites</u></b>                                                                              |                                            |                                                                                                                                                                                                                                       |                                                                              |                          |                                                                                                                                                         |                           |
| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                       |                                                                              |                          |                                                                                                                                                         |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                         | Landscape                                  | Site has (up until recently) been occupied by low quality affordable housing set within a mixed-use yet predominantly residential context. Re-development of the site will undoubtedly have a positive impact on the urban character. | Landscape Character Assessment<br><br>Existing LDP allocations for           | +                        | Careful design and siting to maximise benefits.                                                                                                         | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            |                                                                                               | Greenbelt and GSN<br>Site Visit                                                                                   |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                     | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. Development would assist regeneration in this area and will also provide existing residents with new, modern replacement affordable housing. Proposal would ease congestion at this busy junction. | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP67 – Aberdeen Market

Retail/ Mixed Use 0.33ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | <p>Little chance of flooding and surface water flooding in different parts of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p> <p>City Centre Masterplan</p> | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                  |                                                                |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                       | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                 | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Site includes potential bat habitats which could be affected.                                                                                  | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Bat Survey will be required at planning application stage. | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                |                                                                                                                                                 |                          |                                                            |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | Proposal is within the city centre and site is accessible. It includes removing car-borne traffic and encouraging sustainable transport modes. | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | ++                       | N/A                                                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                      | Information available – GIS/site visit?                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                               | GIS Layers for cycle lanes/facilities<br>City Centre Masterplan |                          |                                                                                                                                                                                                                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                |                                                                                                                                                                               |                                                                 |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | City Centre Masterplan                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                               |                                                                 |                          |                                                                                                                                                                                                                          |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity                                                                                                                                                                                  | Population and human health or material assets | Improvement to public realm will improve access to open spaces within close proximity to the site location.                                                                   | GIS Layer on Green Space Network (GSN)                          | ++                       | N/A                                                                                                                                                                                                                      | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                       | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| and accessibility to open space or result in a loss of open space?                                                                                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            | Aberdeen Open Space Audit<br>Existing LDP allocations for GSN |                          |                            |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                          |                                            | Positive impact on core paths as proposal includes high quality public realm scheme.                                                                                                                                                                                                       | GIS Layer on Core Paths/Cycle Lanes                           | ++                       | N/A                        | ++                        |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                                            |                                                               |                          |                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                          | +                        | N/A                        | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                               |                          |                            |                           |
| Will the site be delivered within the LDP timeframe?                                                                                                                                                                                                                | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                    | City Centre Masterplan                                        | +                        | N/A                        | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                            | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                      |                                            |                                                                                         | GIS Layers for gas networks, gas pipelines, Site Visit                       |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?          | Climatic factors                           | South east aspect and good protection from northerly winds.                             | City Centre Masterplan<br>Aerial Map<br>Site Visit                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated? | Material assets and climatic factors?      | Site has adequate vehicular access.                                                     | City Centre Masterplan                                                       | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                         | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                                                                                     | ++                        |

#### Landscape Designated Sites

- Maintain and support landscape character and local distinctiveness.

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Existing townscape features in the city centre location will be maintained.                   | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                        | +                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                               |                                                                                                |                          |                            |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Development will revitalise existing building stock and enhance the existing public realm.    | City Centre Masterplan<br>Site Visit                                                           | +                        | N/A                        | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan                        | ++                       | N/A                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development includes provision of adequate space for kerbside collection or recycling facilities.                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan                              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site is surrounded by several category A, B and C listed buildings/features. The enhancement of the building stock will be expected to be sympathetic to their historic nature. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and                        | Public realm improvements and enhancement of the buildings and the frontages will improve access to the historic environment.                                                   | City Centre Masterplan                                                                                                 | ++                       | N/A                                                                                                                                                                              | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                              | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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|                                                                                                                                                                       | links with landscape                       |                                                                                                                                                                                                                                       |                                         |                          |                            |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                       |                                         |                          |                            |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                  | ++                       | N/A                        | ++                        |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                            | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                      |                                                                          |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps                                    | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections adjacent to site.                                                                                                                                                                        | GIS Scottish<br>Water Layer                                              | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                    |                                                     |                                                                                                                                                                                                      |                                                                          |                                |                                                                                                                                            |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning                                                                                                                                                                                                                                                                   | Climatic Factors                                    | The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.                                                                         | GIS Layers for bus routes/bus stops – shows you whether it's within 400m | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon                                  | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                                              |                                            | Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 800 metres of the site (Woodside Neighbourhood Centre). There are no significant employment opportunities within 1.6 kilometres. | GIS Layers for cycle lanes/facilities                                      |                          | generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.               |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                            |                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                          | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                                                                                                   | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Service Infrastructure</u> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                 |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                         | Information available – GIS/site visit?                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                                                 |                                                |                                                                                                                                  |                                                                  |                          |                                                                                                                                                                                       |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                               | Population and human health or material assets | St. Machar Academy and Woodside Primary catchments. Both institutions are under capacity and will be for the foreseeable future. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity | 0                        | N/A                                                                                                                                                                                   | 0                         |
| <p><u>Soils</u></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                  |                                                                  |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                         | Site Visit<br>Existing LDP Allocations                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                  |                                                                  |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity                                                                                                                                                                 | Material assets                                | It is likely that the proposal will be delivered within the LDP timeframe.                                                       | Site Proposal / Masterplan / Development Framework               | +                        | N/A                                                                                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| pylons, underground gas pipelines etc.                                                                                                                                         |                                            |                                                                                                 | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                          | Climatic factors                           | Site is north-east facing and somewhat exposed.                                                 | Aerial Map<br>Site Visit                                                     | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                         | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                     | +                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                 |                                                                              |                          |                                                                                                                                                         |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                               | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Proposal set within an established suburban context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                         | +                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                        |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                          | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish                                                                                         | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan /    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Planning Policy – Planning for Zero Waste?                                                                                                                            |                                                     |                         | Development Framework                                                         |                                | where appropriate, as per LDP policy.                                                                         |                                 |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                         |                                                                               |                                |                                                                                                               |                                 |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                          | 25% affordable housing. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP72 – Aberdon House

Residential 0.64ha

|                        |          |         |         |                       |
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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                      |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            |                                                     | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections within and adjacent to site.                                                                                                                                                             | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | Areas of low, medium and high risk surface water flooding within site boundary as identified via SEPA Flood Risk Maps. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                        |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Site associated with bat habitat/activity (wooded features and woods near water).</p>                                                                                                                                                                                                               | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | Bat Survey will be required at planning application stage.                                                                                                       | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |                                |                                                                                                                                                                  |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                    | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | employment facilities. There are facilities within 800 metres of the site (Hayton Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos). | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                               | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                        | Information available – GIS/site visit?                                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | St. Machar Academy and Riverbank Primary catchments. Both institutions are currently capacity. Riverbank Primary will be over capacity in 2019. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                 | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                 |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                        | Site Visit<br>Existing LDP Allocations                                                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                 |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                                | It is likely that the proposal will be delivered within the LDP timeframe.                                                                      | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                           | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                         |                                            |                                                                                                                                                                                                                                    | Site Visit                                                                   |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | Site is flat and relatively well sheltered.                                                                                                                                                                                        | Aerial Map<br>Site Visit                                                     | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                         | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                                          | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                                                    | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                     | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                    |                                                                              |                          |                                                                                                                                                         |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                           | Landscape                                  | Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use. | Landscape Character Assessment<br><br>Existing LDP allocations for           | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                                      | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            |                                                                                               | Greenbelt and GSN<br>Site Visit                                                                                   |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP73 – Balgownie Machine Centre

Mixed Use 0.2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                            |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Powis Burn culvert runs through the site and in part flows into the Rover Don ('moderate condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of</p>                                                                                                                                                                                                                                                                                                                                  | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                           | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | abstraction from this relatively small scale mixed-use proposal would be significant.                                              |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections within and adjacent to site.                                                                                           | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | A limited portion of the site is subject to low, medium and high-risk surface water flooding as indicated by SEPA Flood Risk Maps. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                    |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | Area identified as being suitable for bat habitat/ activity.                                                                                                                                                                                                                                                                         | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                              | Bat Survey may be required at planning application stage.                                                                                                        | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                 |                                |                                                                                                                                                                  |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                                    | <p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p> | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                              |                                            | within 400 metres of the site (Kittybrewster Neighbourhood Centre).                                                                                                           | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u>                                                                                           |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                              | Material Assets and Soils                  | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                      | Site Visit<br><br>Existing LDP Allocations                                 | -                        | Measures should be in place to ensure that possible contamination from construction will                                                                                                                                 | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                            |                                                                                                                        |                          | be properly remediated and not affect the quality of the soil. Re-use of soil in local area.                                                            |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Potentially contaminated site.                                             | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                            |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is flat and somewhat exposed.                                         | Aerial Map<br>Site Visit                                                                                               | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit                                                                 | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                           | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                          |                                                                                                        |                          | from passive solar gain and shelter from winds, as per the LDP.                                  |                           |
| <p>Vehicular access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>                                                                                                                                        | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                | Aerial Map<br>Site Visit                                                                               | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                        | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                          | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | +                        | N/A                                                                                              | +                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                |                                            |                                                                                                                                                                                                          |                                                                                                        |                          |                                                                                                  |                           |
| <p><u><a href="#">Non-designated landscape features and key landscape interests</a></u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing</p> | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of use. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                               | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| townscape and character of surrounding area?                                                                                                                                                                                                           |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                      |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Potentially 25% affordable housing. Employment opportunities. Ease congestion.                | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |

OP74 – Broadford Works

Mixed Use 3.6ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Gilcomston Burn culvert runs through the site and in flows into the Denburn ('poor condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of</p>                                                                                                                                                                                                                                                                                                                                    | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                        | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                            | abstraction from this medium scale mixed-use proposal would be significant.                                                     |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                            | Connections within and adjacent to site.                                                                                        | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><a href="#">Blue Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                  | Water, Climatic Factors and Human Health   | A large portion of the site is subject to low, medium and high surface and river flooding as indicated by SEPA Flood Risk Maps. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                 |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | Areas of the site suitable for bat habitat.                                                                                                                                                                                                                                                       | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                              | Bat Survey may be required at planning application stage.                                                                                                        | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                                |                                                                                                                                                                  |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of a mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and</p> | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                 | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                                                  |                                            | employment facilities. There are facilities within 400 metres of the site (George Street Neighbourhood Centre). There are significant employment opportunities in close proximity (Aberdeen City Centre) | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                          |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                            | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                          |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                          | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                                                                                                                | Population and human health or material assets | Aberdeen Grammar and Skene Square Primary catchments – both institutions will be over capacity in the short term. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                  | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                   |                                                                                 |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.          | Site Visit<br><br>Existing LDP Allocations                                      | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Site identified as being contaminated.                                                                            | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | As above.                                                                                                                                               | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                   |                                                                                 |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                      | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is flat and well sheltered.                                                                | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | N/A                                                                                                                                                     | +                         |

[Landscape Designated Sites](#)

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                  | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                         | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                    |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                    |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'. | +                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                | Material Assets                            | Re-use of a number of buildings and structures on site.                                                                                                                                                   | Site Visit<br>Site Proposal / Masterplan / Development Framework                               | +                        | N/A                                                                | +                         |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                             | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                             | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                | ++                        |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                  | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                           |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.  | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                           |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Grouping of category 'A' listed buildings.                                                | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |
| To what extent will the proposal result in the <a href="#">opportunity to</a>                                                                                                                                                                                             | Cultural heritage, incl architectural and archaeological                                     | Proposed mixed-use village will significantly improve access to the historic environment. | Site Proposal / Masterplan /                                                                                           | +                        | N/A                                                                                                                                                                              | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                        | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
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| <a href="#">enhance or improve access</a> to the historic environment?                                                                                                | heritage and links with landscape          |                                                                                                                                                                 | Development Framework<br>Existing LDP Allocation                              |                          |                                                                                                               |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                 |                                                                               |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | 25% affordable housing. Employment opportunities. Environmental improvements (regeneration of a derelict site) and improved access to the historic environment. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | ++                       | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                        |

OP75 – Denmore Road

Retail 4.56ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                         |                                         |                          |                                                                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                      | All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant. | OS Map<br>GIS Hydrogeology Maps         | -                        | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                            | Brownfield site. No known constraints to infrastructural capacity.                                                                                                                      | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                     | As above.                                                                                                                                                                               | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable      | Comments                                                                                                                  | Information available – GIS/site visit?              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                     | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | <p>Water, Climatic Factors and Human Health</p> | <p>SEPA Flood Maps show low and medium risk of surface flooding in small section within the central area of the site.</p> | <p>GIS Layers for Flood Risk<br/>SEPA Flood Maps</p> | <p>-</p>                 | <p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> | <p>0</p>                  |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                 |                                                                                                                           |                                                      |                          |                                                                                                                                                |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                              | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Site is a potential bat habitat.</p> <p>It is adjacent to the Green Space Network.</p>                                                                                                                                                                | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure any habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                          |                                                                                                                                                                                                                         |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>There are bus stops within 400m of the site. It is therefore accessible, however, given that it is a commercial centre that</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon</p>                                                                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                   |                                            | is located out of town it is likely to have a long term negative impact on climatic factors through emissions from an increase in vehicular movement.                         |                                                                            |                          | generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.               |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                             | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                     |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>         |                                            |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                                                                            |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space?                                                                                         |                                            | Development will not have a significant impact on the green space network to the east of the site as it acts as a buffer between the commercial centre and the dual carriageway.                                                                                                           | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                  | +                         |
| <p><a href="#">Soils</a></p> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                                                                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                            | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                                                                  | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| <p><b>Deliverability/Sustainability Constraints</b></p> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                            | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Development will be delivered within the LDP timeframe.                                             | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is mostly western facing. There are some tree belts providing shelter to the east of the site. | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                        | Material assets and climatic factors?      | There is adequate vehicular access within the site.                                                 | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is within 400m of a bus stop. It would provide facilities to serve the local area.             | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | ++                       | N/A                                                                                                                                                     | ++                        |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                         | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                                                                                                                                  |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide commercial/retail uses, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.                                                                                           | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                    | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                           | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                    |                                                                               |                          |                                                                                        |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Proposal will continue commercial/retail uses which will promote employment opportunities and in turn have a positive impact on the local economy. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements. | +                         |

OP77 – Cornhill Hospital

Mixed Use 6.04ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                  | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Gilcomston Burn culvert runs adjacent to the site and in flows into the Denburn ('poor condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively medium</p>                                                                                                                                                                                                                                                                                                | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                     | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | scale mixed-use proposal would be significant.                               |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections within and adjacent to site.                                     | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Some small pockets of surface water flooding are identified within the site. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                              |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Areas of the site suitable for bat habitat. Tree loss required to facilitate development.</p>                                                                                                                                                                                                  | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey may be required at planning application stage.</p> <p>Replacement tree planting required to mitigate loss of on site trees.</p>                           | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                            |                                |                                                                                                                                                                         |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of a mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p> | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | employment facilities. There are facilities within 400 metres of the site (Neighbourhood, Town, District and Commercial Centre in close proximity). There are significant employment opportunities in close proximity (Aberdeen City Centre). | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                 | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                          | Information available – GIS/site visit?                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Aberdeen Grammar and Skene Square Primary catchments – both institutions will be over capacity in the short term. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                   | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                  | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                   |                                                                                    |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.          | Site Visit<br>Existing LDP Allocations                                             | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Site identified as being contaminated.                                                                            | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment | -                        | As above.                                                                                                                                               | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                   |                                                                                    |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                      | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is relatively flat and well sheltered.                                                     | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | N/A                                                                                                                                                     | +                         |

[Landscape Designated Sites](#)



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                       | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                      | Scoring –<br>post<br>mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                        |                                                     |                                                                                                                                                                                                           |                                                                                                        |                                |                                                                    |                                 |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                           | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                              | Careful setting, design and landscaping to ensure landscape 'fit'. | +                               |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                                           |                                                                                                        |                                |                                                                    |                                 |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                    | Material Assets                                     | Re-use of a number of buildings and structures on site.                                                                                                                                                   | Site Visit<br><br>Site Proposal / Masterplan / Development Framework                                   | +                              | N/A                                                                | +                               |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                                 | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                             | Existing LDP allocations for Waste Facilities                                                          | ++                             | N/A                                                                | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                                                                                                                        |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                        |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site is located within the Rosemount Conservation Area. Category 'C' listed 'Forbes of Newe Obelisk is located within site. Potential for development to either positively or negatively affect the conservation area. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Development will be required to respect and enhance the Conservation Area as per LDP Policy and national legislation.                                                            | 0                         |
| <p><b>Population</b></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                                                                                                                                        |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP81 – Denburn and Woolmanhill

Mixed Use 1.9ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                         |                                                                                                                                                                                                                                            |                                |                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Denburn is located west of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>                                                      | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and</p> | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>There will be a policy requiring all new development to install</p>                                         | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                            | Information available – GIS/site visit?                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            | water efficiency unless required to do so through mitigation measures.                                                                                                                                              |                                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            | Connections already in place.                                                                                                                                                                                       | GIS Scottish Water Layer                                | 0                        | N/A                                                                                                                                     | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                              | Water and Human Health                     | Connections already in place.                                                                                                                                                                                       | OS Map<br>GIS Scottish Water Layer                      | 0                        | N/A                                                                                                                                     | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                                     | Water, Climatic Factors and Human Health   | Little chance of flooding and surface water flooding to the north of the site.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br><br>City Centre Masterplan | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                     |                                                         |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                          | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Site includes potential bat habitats which could be affected.</p>                                                                                                                                                                                                  | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | 0                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | +                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                       |                                                                                                                                                                            |                          |                                                                                                                                                                                                                     |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The intensification of uses on site for residential and mixed-use purposes will lead to increase of energy-use and consumption, and waste.</p> <p>Site is within 400m of a bus stop and local facilities. It is within the city centre and is very accessible.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | +                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                             | +                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                      | Information<br>available –<br>GIS/site visit?                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                |                                                     |                                                                                                                                                                               | GIS Layers for cycle lanes/facilities<br>City Centre Masterplan |                                | dioxide emissions by at least 15% below 2007 building standards.<br>Refurbished buildings will be encouraged to take measures to be energy efficient.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel. |                                 |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                              |                                                     |                                                                                                                                                                               |                                                                 |                                |                                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                          |                                                     | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | City Centre Masterplan                                          | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.                 | 0                               |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> </ul> |                                                     |                                                                                                                                                                               |                                                                 |                                |                                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                           | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                      |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                               | Population and human health or material assets | Gilcomstoun Primary School will be overcapacity by 2019. Skene Square Primary School will be overcapacity by 2021.<br>Aberdeen Grammar will be over capacity by 2021.<br>There is a healthcare facility within 800m of the site.                                                           | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                | 0                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                               | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                  |                                                |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                      |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                      | Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.           | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                       |                                                | Some contamination to the north and northeast of the site.                                                                                                                                                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                  | Information available – GIS/site visit?                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                                           |                                                                                             |                          | reclaimed or remediated to a level suitable for its proposed use.                                                                                       |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                           |                                                                                             |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                   | City Centre Masterplan<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Part of the site is south facing, while part of it is east facing. Site is not very flat. | City Centre Masterplan<br><br>Aerial Map<br><br>Site Visit                                  | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site has adequate vehicular access.                                                       | City Centre Masterplan                                                                      | +                        | N/A                                                                                                                                                     | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                         | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                  | Scoring – post mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------|---------------------------|
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                   | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities.                                                                          | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | ++                       | N/A                                                                                         | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                  |                                                                                                |                          |                                                                                             |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is within an urban area.                                                                                                                                    | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                                                                                         | +                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                                  |                                                                                                |                          |                                                                                             |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or                                                                                                                                                                           | Material Assets                            | Development includes provision of residential and mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, | City Centre Masterplan<br>Site Visit                                                           | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                       | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| recycle or recover existing on-site materials / resources?                                                                                                                                                                                             |                                                                                              | water-delivery, sewerage, energy, tele-communication).                                                                                         |                                                                                                |                          | number of homes to be accommodated on brownfield land.                                                                                                                           |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                  | Existing LDP allocations for Waste Facilities<br><br>City Centre Masterplan                    | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                       | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>City Centre Masterplan      | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                                                                              |                                                                                                                                                |                                                                                                |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory                                            | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site has several listed buildings/features. All of which are either A or B listed. Development seeks to retain and reuse the listed buildings. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. | -                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable                                                 | Comments                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
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| historic battlefields, world heritage sites or their setting?                                                                              |                                                                                            |                                                                                                                                                                                                                                                                                                                    | Canmore Database                        |                          |                                                                                                               |                           |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?       | Cultural heritage, incl architectural and archaeological heritage and links with landscape | Development will improve access to the listed buildings, in particular those that have been empty for several years.                                                                                                                                                                                               | City Centre Masterplan                  | ++                       | N/A                                                                                                           | ++                        |
| <b>Population</b>                                                                                                                          |                                                                                            |                                                                                                                                                                                                                                                                                                                    |                                         |                          |                                                                                                               |                           |
| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                                                            |                                                                                                                                                                                                                                                                                                                    |                                         |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                   | Population                                                                                 | Proposal will fulfil part of the City Centre Masterplan - it will provide housing which will help to meet local needs, and it will bring environmental improvements which would benefit the whole City. Proposal will also introduce new amenities which will boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                  | ++                       | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                        |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity</li> </ul> |                                            |                                                                                                                                                                                                                                                                         |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                          | Water                                      | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps   | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                             |                                            | Connections are possible.                                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                   | Water and Human Health                     | Development will be connected to the mains water and drainage supplies.                                                                                                                                                                                                 | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health   | The certal part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                         |                                         |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                      | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>A small section of the site is designated Green Space Network. There are a few semi-mature trees on site and it is identified as being an area of potential bat habitat. Natural Semi-ancient woodland shown within and adjacent to the site. River Don Corridor Local Nature Conservation Site abuts the northern boundary of the site.</p>       | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Due regard will be given to the preservation of semi-mature trees on site.</p> <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to the GSN.</p> | 0                         |
| <p><b>Climate Change mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy</li> <li>Reduce vulnerability to the effects of climate change</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                            |                          |                                                                                                                                                                                                 |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted</p>                                | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                |                                            | area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development. |                                                                            |                          | carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                               |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants</li> </ul>                                                                                                                                                                               |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                          | Air                                        | Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.                     | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights</li> <li>Protect and enhance human health</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                              | Scoring – post mitigation |
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| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                            | There will be little loss of open space as existing building will be replaced with residential development.                                                                                                                                                                                | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.                                                                                               | +                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality</li> </ul>                                                  |                                            |                                                                                                                                                                                                                                                                                            |                                                                                                         |                          |                                                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                                                                  | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                              | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                               |                                            | Records show there is contamination on the site.                                                                                                                                                                                                                                           | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                         | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                          | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                   |                                            |                                                                                                   |                                                                                                                        |                          | suitable for its proposed use.                                                                                                                          |                           |
| <b>Deliverability/sustainability constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services</li> <li>Protect and enhance outdoor access opportunities and access rights</li> </ul> |                                            |                                                                                                   |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                             | Material assets                            | Development will likely be delivered within the LDP timeframe.                                    | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                             | Climatic factors                           | Site is relatively flat. There are semi-mature trees providing shelter from northerly winds.      | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                   | Material assets and climatic factors?      | Vehicular access to the site would be via Don Street – this is not expected to present a problem. | Aerial Map<br><br>Site Visit                                                                                           | +                        | N/A                                                                                                                                                     | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                     | Climatic factors and human health          | <p>Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.</p> <p>Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site.</p> | <p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>                           | ++                       | N/A                        | ++                        |
| <p><u>Landscape Designated sites</u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                           |                                                                                                               |                          |                            |                           |
| <p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | <p>The proposal is likely to improve the landscape setting as it would be more attractive.</p>                                                                                                                                                            | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | +                        | N/A                        | +                         |
| <p><u>Material assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste</li> </ul>                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                           |                                                                                                               |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                               | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication). | Site Visit<br>Site Proposal / Masterplan / Development Framework                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                               | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                          | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                               | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

### Cultural Heritage

- Promote protect and, where appropriate, enhance the historic environment.

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                    | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                            | Scoring – post mitigation |
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| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Development is located within a Conservation Area and has the potential to either positively or negatively affect the conservation area. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | Development will be required to respect and enhance the Conservation Area as per LDP Policy and national legislation. | 0                         |

OP85 – King Street/Beach Esplanade

Community Facilities 2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                    | Scoring – post mitigation |
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| <p><b>Water</b></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                      |                          |                                                                                                                                               |                           |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                              | <p>Water</p>                               | <p>Site is close to the River Don and its development could result in the increase of waterborne pollution into the river during construction. There have been some surface flooding incidents less than 100m outwith the site. Development may increase the amount of surface water run-off into the River Don.</p> <p>However, the development may also improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                        | <p>Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> | 0                         |
| <p>Could the option have a direct impact on the water environment (for example result in the need for</p>                                                                                                                                                                                                                                                    |                                            | <p>Development could result in the increase of waterborne pollution into the River Don.</p>                                                                                                                                                                                                                                                                                                                                                                                 | <p>OS Map</p>                                                        | -                        | <p>There will be a policy requiring all new development to</p>                                                                                | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                       |                                            | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.                                                                                                                                                                                                               | GIS Hydrogeology Maps                   |                          | install water-saving technologies.                                                                                                      |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                      |                                            | Connections available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p> | Water, Climatic Factors and Human Health   | <p>No flood risks identified on the SEPA flood map, however development may increase the amount of surface water run-off potentially affecting nearby sites where there have been past surface flooding incidents. Being close to the River Don the site may be vulnerable to future changes in climate.</p> <p>Proposal allows for an area of open space which may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                          | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                     | Scoring – post mitigation |
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| <b>Biodiversity, Flora and Fauna</b> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                   |                                                                                                                                                 |                          |                                                                |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests?<br/>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Protected Species (bats, otters, etc.)</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                       | Bio flora and fauna                        | The site is identified as being an area of potential bat habitat. | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Bat survey will be required as bats are suspected on the site. | 0                         |
| <b>Climate Change mitigation</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy</li> <li>Reduce vulnerability to the effects of climate change</li> </ul>                                                                                                                                                                                                                                       |                                            |                                                                   |                                                                                                                                                 |                          |                                                                |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE -                                                                                                                                                                                                                                                                                                                                                                                                              | Climatic Factors                           | The provision of uses on site will lead to increase of energy-    | GIS Layers for bus routes/bus stops – shows                                                                                                     | -                        | All new buildings must install low and zero carbon             | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                               | Scoring – post mitigation |
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| Spatial Planning Assessment of Climate Emissions)?                                                               |                                            | <p>use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p> | <p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>  |                          | <p>generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   |                          |                                                                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                            | Air                                        | <p>Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                               | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p> | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>                                          | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                                                | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                   | Scoring – post mitigation |
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| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights</li> <li>Protect and enhance human health</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety;</li> </ul> |                                            |                                                                                                                         |                                                                                                                 |                          |                                                                                                                                                                                              |                           |
| To what extent will the proposal affect the quality and quantity of <b>open space</b> and connectivity and accessibility to open space or result in a loss of open space?                                                                                                                      |                                            | <b>Development would lead to the loss of green space.</b>                                                               | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | -                        | Sufficient open space provision will be required as per the Open Space policy in the Local Development Plan.                                                                                 | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality</li> </ul>                                                                                                                                                                       |                                            |                                                                                                                         |                                                                                                                 |                          |                                                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                | Material Assets and Soils                  | <b>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</b> | Site Visit<br><br>Existing LDP Allocations                                                                      | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.<br><br>Re-use of soil in local area. | -                         |
| <b>Deliverability/sustainability constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services</li> </ul>                                                                                                          |                                            |                                                                                                                         |                                                                                                                 |                          |                                                                                                                                                                                              |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                       | Information available – GIS/site visit?                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights</li> </ul>                                         |                                            |                                                                                                                |                                                                                                                               |                          |                                                                                                  |                           |
| <p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p> | Material assets                            | Likey to be delivered within the LDP timeframe.                                                                | <p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p> | +                        | N/A                                                                                              | +                         |
| <p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>                                                 | Climatic factors                           | This is a flat, south westerly facing site that is well sheltered with tree belts to the north, east and west. | <p>Aerial Map</p> <p>Site Visit</p>                                                                                           | +                        | N/A                                                                                              | +                         |
| <p>Vehicular access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                      | <p>Aerial Map</p> <p>Site Visit</p>                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                  | Scoring – post mitigation |
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| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                     | Climatic factors and human health          | <p>Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.</p> <p>Employment opportunities exist within 1.6km of the site. Leisure facilities are located within 1km of the site.</p>                                                                                                      | <p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>                           | ++                       | N/A                                                                                                         | ++                        |
| <p><b>Landscape Designated sites</b></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               |                          |                                                                                                             |                           |
| <p><b>Non-designated landscape features and key landscape interests</b></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | <p>Development of this site will have permanent and negative effect in the landscape setting of the area.</p> <p>This is an attractive and well-used green space. Its development would result in the loss of surrounding resident's experience of landscape in terms of openness, scale, colour, texture, visual diversity, line and pattern.</p> | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p> | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site. | -                         |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape                                                                                                                                                               |                                            | <p>Development may affect the distinctive landscape character of part of an LNCS and the River Don Valley.</p>                                                                                                                                                                                                                                     | <p>Landscape Character Assessment</p> <p>Existing LDP allocations for</p>                                     | --                       | Landscape impact can often be mitigated through screening or sensitive siting of                            | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| and the qualities of <a href="#">wild land?</a>                                                                                                                                                                                                        |                                            | Site is classed as Prime Landscape.                                                           | Greenbelt and GSN<br>Site Visit                                                                                   |                          | buildings within the site.                                                                                                                                                       |                           |
| <b>Material assets</b>                                                                                                                                                                                                                                 |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste</li> </ul>                                                                                                                                                                                       |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

## OP86 – Dyce Railway Station

Land for Transport 1.1ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Yes, connections are possible.                                                                                                                                                                                                                                          | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                         | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                               | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>       | Water, Climatic Factors and Human Health   | Small pockets of surface flooding on the site.                                                                                                                                                                                                                   | GIS Layers for Flood Risk                                                                                                    | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.<br><br>Proposal includes associated landscaping. | 0                         |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                  |                                                                                                                              |                          |                                                                                                                                                                                          |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                       | Climatic Factors                           | <p>Proposal is for an expanded car park and is part of a railway station. This would have a positive impact on emission reduction as more people would use public transport.</p> <p>Site is within 400m of a bus stop and 800m of local shopping facilities.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | +                        | LDP Policy encourages waste minimisation and sustainable and active travel.                                                                                                              | +                         |
| <p><a href="#">Air Quality</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                  |                                                                                                                              |                          |                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new                                                                                                                                                                                                                    | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative                                                                                                                                        | GIS Layers for Air Quality                                                                                                   | -                        | New development should consider sustainable travel                                                                                                                                       | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                            | Scoring – post mitigation |
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| Air Quality Management Area (AQMA)?                                                                                                                                                                                                                                                              |                                                | environmental impacts during and post construction.                                                                                                                                                                                                                                        | Management Areas<br>Air Quality Action Plan |                          | methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                                                                                                                                            |                                             |                          |                                                                                                                                                                       |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                                                       | Population and human health or material assets | Possible negative impact on core path running to the northwest of the site.                                                                                                                                                                                                                | GIS Layer on Core Paths/Cycle Lanes         | --                       | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                               | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                                                                                                                                                                            |                                             |                          |                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit                                  | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                            | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                        | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                 |                                                                              |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                                                                         | GIS Layers for gas networks, gas pipelines, Site Visit                       | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Flat site that is mostly eastern facing.                                                                                        | Aerial Map<br>Site Visit                                                     | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | Site is very accessible.                                                                                                        | Aerial Map<br>Site Visit                                                     | ++                       | N/A                                                                                                                                                     | ++                        |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                              | Climatic factors and human health          | Site is next to the railway station, and 400m from a bus stop and within 800m of local facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                                                                                     | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                         | Information available – GIS/site visit?                                  | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                      |                                            |                                                                                                                                                                                                                  |                                                                          |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development will provide parking to an existing railway station, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit                                                               | +                        | N/A                                                                                                                                                                              | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                    | Existing LDP allocations for Waste Facilities<br>Submitted Bid Documents | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)              | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                                                                                                                                                  |                                                                          |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                 | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                          | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal will encourage greater use of the railway station, which will bring positive environmental and social benefits. | Existing LDP Allocation                       | +                              | Developer contributions may be required as appropriate for environmental improvements. | +                               |

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                 | Scoring – post mitigation |
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| <b>Water</b> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity</li> </ul> |                                            |                                                                                                                                                                                                                                        |                                         |                          |                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                   | Water                                      | The option is for 350 units, therefore there will likely be a need to abstract water from the River Dee. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS Hydrogeology Maps         | -                        | There will be a policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                      |                                            | Connections possible.                                                                                                                                                                                                                  | GIS Scottish Water Layer                | 0                        | N/A                                                                                        | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                            | Water and Human Health                     | Connections possible.                                                                                                                                                                                                                  | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                        | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                | Objective/ Related SEA topic if applicable      | Comments                                                                                                                                                                                                                                                                                                                                                                                                           | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                     | Scoring – post mitigation |
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| <p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | <p>Water, Climatic Factors and Human Health</p> | <p>The east and the centre of the site are prone to surface water flooding. Development is likely to increase the amount of surface water run-off. The site is in relative proximity to the River Don; the site may therefore be vulnerable to future changes in climate.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> | <p>GIS Layers for Flood Risk</p>        | <p>-</p>                 | <p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> | <p>0</p>                  |
| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                          |                                                                                                                                                |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                          | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p><i>Protected Species (bats, otters, etc.)</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The south and part of the east of the site has been identified as a potential bat habitat.</p> <p>Development provides the possibility to enhance habitat connectivity by providing areas of open space such as communal gardens and pocket parks.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | 0                        | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | +                         |
| <p><b>Climate Change mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy</li> <li>Reduce vulnerability to the effects of climate change</li> </ul>                                                                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                           |                                                                                                                                                                            |                          |                                                                                                                                                                                                                     |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)                                                                                                                                                                                                                                                                                                                                                                                                         | Climatic Factors                           | The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.                                                                                                                              | GIS Layers for bus routes/bus stops – shows you whether                                                                                                                    | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted                                                                                                                  | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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| Assessment of Climate Emissions)?                                                                                                                                                            |                                            | Bus stops, cycle paths and core paths are all within 400m of the site. There are recreational/leisure and health facilities within 800m of the site.                                                                                                                                                                | it's within 400m<br>GIS Layers for cycle lanes/facilities<br>Check distance to local facilities |                          | carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br>LDP Policy encourages waste minimisation and sustainable and active travel.            |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants</li> </ul>                                                                             |                                            |                                                                                                                                                                                                                                                                                                                     |                                                                                                 |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                        | Air                                        | Development will result in slightly negative environmental impacts during and post construction. It proposes between 525-700 parking spaces to be provided. This could potentially increase vehicle traffic in the area - the cumulative effect would mean a negative impact on air quality albeit not significant. |                                                                                                 | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | -                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights</li> <li>Protect and enhance human health</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                     |                                                                                                 |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                             | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety;</li> </ul>                         |                                                |                                                                                                                                                                                                                                                              |                                                                                                                 |                          |                                                                                                        |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area<br>Health provision/GP capacity                                             | Population and human health or material assets | Both Sunnybank Primary and St. Machar Academy currently have capacity. Sunnybank Primary is forecast to go over capacity in 2020. St. Machar Academy is expected to go over capacity in 2023.<br><br>Old Machar Medical Practice is within 800m of the site. | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                            | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. | 0                         |
| To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space? |                                                | Loss of the Pittodrie Football Stadium however, this will be relocated to Kingsford. The development proposes to make provision of open space in the form of communal gardens, pocket parks and an urban square on the site.                                 | GIS Layer on Green Space Network (GSN)<br><br>Aberdeen Open Space Audit<br><br>Existing LDP allocations for GSN | +                        | Sufficient open space provision will be required as per the Open Space Policy in the LDP.              | ++                        |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                          |                                                | Proposal states there will be the provision of green infrastructure in the form of communal gardens and pocket parks, providing an opportunity to enhance green networks and habitat networks in the area.                                                   |                                                                                                                 | +                        | N/A                                                                                                    | +                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality</li> </ul>                                           |                                                |                                                                                                                                                                                                                                                              |                                                                                                                 |                          |                                                                                                        |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                   | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.     | Site Visit                                                                      | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                                                                             | +                         |
| Are there any contaminated soils issues on the site and if so, will the option reduce contamination?                                                                                                                                                              |                                            | Part of the site is identified as being potentially contaminated as part of the Kings Links Targets & Rifle Range in the south of the site. In the north, a small portion of the site is identified as being potentially contaminated as part of the Pittodrie Place Car Park Development AFC. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/sustainability constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services</li> <li>Protect and enhance outdoor access opportunities and access rights</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                |                                                                                 |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                             | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                        | GIS Layers for gas networks, gas pipelines,<br><br>Site Visit                   | +                        | N/A                                                                                                                                                                                                                    | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | This is a flat, south facing site. There is little shelter from northerly winds through vegetation except a few trees to the southwest.                                                                                                       | Aerial Map<br>Site Visit                                                     | -                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | 0                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                         | Material assets and climatic factors?      | Vehicular access is not expected to present a problem.                                                                                                                                                                                        | Submitted Traffic Assessments                                                | +                        | N/A                                                                                                                                                     | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Bus stops, cycle paths and core paths are within 400m of the site.<br><br>There are recreational/leisure and health facilities within 800m of the site. Shopping facilities and primary school are located just under 1km away from the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | ++                       | N/A                                                                                                                                                     | ++                        |
| <b>Landscape Designated sites</b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                               |                                                                              |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                         | Scoring – post mitigation |
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| <p><b>Non-designated landscape features and key landscape interests</b></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Large-scale development in this prominent location is likely to impact significantly on the surrounding landscape, which is in a prominent and exposed position when viewed from Beach Esplanade. However, impact largely local. If designed sensitively may be an improvement on the existing football stadium, which is very prominent. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.                                        | 0                         |
| <p><b>Material assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste</li> </ul>                                                                                                                                                                                             |                                            |                                                                                                                                                                                                                                                                                                                                           |                                                                                                |                          |                                                                                                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                  | Material Assets                            | Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).                                                                                                                                               | Site Visit                                                                                     | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                      | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                             | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan) | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social Inclusion, environmental improvement, health and safety;</li> </ul>                                                                                           |                                            |                                                                                          |                                                             |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety;                                                                                                                                                               | Population                                 | Proposal is for 350 housing units of which 10% will be affordable.                       |                                                             | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

**OP88 – Shore Porters Warehouse**

Mixed Use 0.02ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                 | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate? | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                          |                                               |                                |                               |                                 |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                | Water                                               | Connections within and adjacent to site. | GIS Scottish Water Layer                      | 0                              | N/A                           | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                          |                                               |                                |                               |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                    | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                  | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Building may be suitable for bat habitat.                                                                                                                                                                                                                                                   | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Bat Survey may be required at planning application stage.                   | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                            |                          |                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>Re-use of the redundant building will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | LDP Policy encourages waste minimisation and sustainable and active travel. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                   | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | employment facilities. There are facilities within 400 metres of the site (Union Street and City Centre). There are significant employment opportunities in close proximity (City Centre). | GIS Layers for cycle lanes/facilities                                  |                          |                                                                                                                                                                                                                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                   |                                            |                                                                                                                                                                                            |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                               |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.              | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                            |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                                                                                                                 | Site Proposal / Masterplan / Development Framework                     | +                        | N/A                                                                                                                                                                                                                      | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
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|                                                                                                                                            |                                            |                                                                                                 | GIS Layers for gas networks, gas pipelines<br>Site Visit                     |                          |                                                                                                  |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                      | Climatic factors                           | Site is flat and well sheltered due to its urban context.                                       | Aerial Map<br>Site Visit                                                     | 0                        | N/A                                                                                              | 0                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                            | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                     | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                              | +                         |
| <b>Material Assets</b>                                                                                                                     |                                            |                                                                                                 |                                                                              |                          |                                                                                                  |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                          |                                            |                                                                                                 |                                                                              |                          |                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing | Material Assets                            | Re-use of existing warehouse.                                                                   | Site Visit<br><br>Site Proposal / Masterplan / Development Framework         | +                        | N/A                                                                                              | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                         | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| on-site materials / resources?                                                                                                                                                                                                                         |                                                                                              |                                                                                                                                                                                                  |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                    | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                         | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                   |                                                                                              |                                                                                                                                                                                                  |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory                                            | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site is located within the Union Stree Conservation Area, comprising a category 'B' listed warehouse. Potential for development to either positively or negatively affect the conservation area. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.                        | 0                        | Development will be required to respect and enhance the Conservation Area as per LDP Policy and national legislation.                                                            | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                                | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
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| historic battlefields, world heritage sites or their setting?                                                                                                         |                                            |                                                         | Canmore Database                                                              |                          |                                                                                                               |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                         |                                                                               |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Employment opportunities and/or 25% affordable housing. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                         |

## OP90 – St. Machar Primary School

Residential

1.01ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                          | Objective/ Related SEA topic if applicable | Comments | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| <a href="#">Water</a> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> </ul> |                                            |          |                                         |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                             | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                             |                                            |                                                                                                                                                                                                      |                                         |                          |                                                                                                                                            |                           |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                                      | Water                                      | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps   | -                        | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                         |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections within and adjacent to site.                                                                                                                                                             | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                        | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Areas of low, medium and high risk surface water flooding within site boundary as identified via SEPA Flood Risk Maps.                                                                               | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.    | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                      |                                         |                          |                                                                                                                                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                       | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>Site associated with bat habitat/activity (wooded features and woods near water).</p>                                                                                                                                                                                                               | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | Bat Survey will be required at planning application stage.                                                                                                       | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |                          |                                                                                                                                                                  |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                    | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | employment facilities. There are facilities within 800 metres of the site (Hayton Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos). | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                               | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                             |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                        | Information available – GIS/site visit?                                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | St. Machar Academy and Riverbank Primary catchments. Both institutions are currently capacity. Riverbank Primary will be over capacity in 2019. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                 | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                 |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                        | Site Visit<br>Existing LDP Allocations                                                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                 |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                                | It is likely that the proposal will be delivered within the LDP timeframe.                                                                      | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                           | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                       |                                            |                                                                                                                                                                                                                                    | Site Visit                                                                   |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                 | Climatic factors                           | Site is flat and relatively well sheltered.                                                                                                                                                                                        | Aerial Map<br>Site Visit                                                     | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                                          | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                                                    | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                     | +                         |
| <b><u>Landscape Designated Sites</u></b>                                                                              |                                            |                                                                                                                                                                                                                                    |                                                                              |                          |                                                                                                                                                         |                           |
| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                    |                                                                              |                          |                                                                                                                                                         |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                         | Landscape                                  | Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use. | Landscape Character Assessment<br><br>Existing LDP allocations for           | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                                      | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            |                                                                                               | Greenbelt and GSN<br>Site Visit                                                                                   |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                     | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                                                   |                          |                                                                                                                                                                                  |                           |



| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP92 – St. Peters Nursery

Residential 0.09ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                             | Water                                               | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | Connections within and adjacent to site.                                                                                                                                                  | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                        | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                           | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Areas of the site suitable for bat habitat. Tree loss required to facilitate development.</p>                                                                                                                                                                                                                | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey may be required at planning application stage.</p> <p>Replacement tree planting required to mitigate loss of on site trees.</p>                           | 0                               |
| <p><b><u>Climate Change Mitigation</u></b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                               |                                                     |                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |                                |                                                                                                                                                                         |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential development on the site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p> | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                              |                                            | employment facilities. There are no facilities within 400 metres of the site. There are no significant employment opportunities in close proximity.                           | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u>                                                                                           |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                              | Material Assets and Soils                  | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                      | Site Visit<br><br>Existing LDP Allocations                                 | -                        | Measures should be in place to ensure that possible contamination from construction will                                                                                                                                 | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                            |                                                                                                                        |                          | be properly remediated and not affect the quality of the soil.                                                                                          |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                            |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is flat and well sheltered.                                           | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -                                                                                                                                                                                                                     | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.  | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                  | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                         | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------|---------------------------|
| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                        |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                    |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                          | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                           | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | +                        | N/A                                                                | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                         |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                    |                           |
| <u>Non-designated landscape features and key landscape interests</u><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'. | +                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                        |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                    |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                     | Material Assets and Human Health                                                             | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                  | Existing LDP allocations for Waste Facilities                                                                          | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                       | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                                                                |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage. However site is currently overgrown and derelict, so proposals have the potential to improve its visual aspect considerably. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |

OP93 – Former Summerhill Academy

Residential 3.3ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                            |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Springhill Burn culvert runs north-south along the sites eastern boundary and subsequently in flows into the Denburn ('poor condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of</p>                                                                                                                                                                                                                                                                                                                                                                             | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                     | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | abstraction from this proposal would be significant.                                         |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections adjacent to site.                                                                | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Some small pockets of low and medium risk surface water flooding identified within the site. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                              |                                         |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                      | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>There are some existing clusters of trees spread over the site, especially in the south west corner, and along the south and east boundaries of the site which would be lost as a result of the proposals.</p>                                                                                                   | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Replacement planting required to mitigate tree loss as per LDP Policy.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                 |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The proposal will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                         | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | within 400 metres of the site and there are significant employment opportunities in close proximity.                                                                          | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | The site would fall within the catchment area of Fernielea Primary School and Hazlehead Academy, both of which are running at capacity. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                  | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                         |                                                                                 |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                | Site Visit<br>Existing LDP Allocations                                          | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Site identified as being contaminated.                                                                                                  | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | As above.                                                                                                                                               | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                         |                                                                                 |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                      | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is relatively flat, south facing and well sheltered.                                       | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map                                                                                                             | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | N/A                                                                                                                                                     | +                         |

[Landscape Designated Sites](#)

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                  | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                    |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                                                                                            |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                         | +                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                           |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                    | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                             | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational                                                                                                           | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                  | Check Scottish Planning Policy (superseded Zero Waste Plan)                                    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                 | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                                                                               |                                            |                          | Site Proposal / Masterplan / Development Framework                            |                          | where appropriate, as per LDP policy.                                                  |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                          |                                                                               |                          |                                                                                        |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | 100% affordable housing. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements. | +                         |

OP94 – Tillydrone Primary School

Residential 2.11ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                      |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections within and adjacent to site.                                                                                                                                                             | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                               | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Areas of low, medium and high risk surface water flooding within site boundary as identified via SEPA Flood Risk Maps. | GIS Layers for Flood Risk                     | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                        |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Site associated with bat habitat/activity (wooded features and woods near water).</p>                                                                                                                                                                                                               | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | Bat Survey will be required at planning application stage.                                                                                                       | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |                                |                                                                                                                                                                  |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                     | employment facilities. There are facilities within 800 metres of the site (Hayton Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/Tullos). | GIS Layers for cycle lanes/facilities                                      |                                | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                                 |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                            |                                                                            |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                                     | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                              | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                            |                                                                            |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                        | Information available – GIS/site visit?                                                          | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | St. Machar Academy and Riverbank Primary catchments. Both institutions are currently capacity. Riverbank Primary will be over capacity in 2019. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                 | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | 0                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                 |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                        | Site Visit<br>Existing LDP Allocations                                                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                 |                                                                                                  |                          |                                                                                                                                                                                       |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                                   | Material assets                                | It is likely that the proposal will be delivered within the LDP timeframe.                                                                      | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                           | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                         |                                            |                                                                                                                                                                                                                                    | Site Visit                                                                   |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                   | Climatic factors                           | Site is flat and relatively well sheltered.                                                                                                                                                                                        | Aerial Map<br>Site Visit                                                     | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                         | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                                          | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                  | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                                                    | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                     | +                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                                                    |                                                                              |                          |                                                                                                                                                         |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                           | Landscape                                  | Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use. | Landscape Character Assessment<br><br>Existing LDP allocations for           | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                                      | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            |                                                                                               | Greenbelt and GSN<br>Site Visit                             |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                             |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan) | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                             |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit?       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | Flood risk should be considered on this site; given historical flood events. Areas of the site also appear to be at risk from surface water flooding. Risk of flooding from culverts and road drains. | GIS Layers for Flood Risk<br>City Centre Masterplan | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                       |                                                     |                                |                                                                                                                                         |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                       | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                 | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Site includes potential bat habitats which could be affected.                                                                                  | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                        | Bat Survey will be required at planning application stage. | 0                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                |                                                                                                                                                 |                          |                                                            |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | Proposal is within the city centre and site is accessible. It includes removing car-borne traffic and encouraging sustainable transport modes. | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | ++                       | N/A                                                        | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                      | Information available – GIS/site visit?                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                               | GIS Layers for cycle lanes/facilities<br>City Centre Masterplan |                          |                                                                                                                                                                                                                          |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                |                                                                                                                                                                               |                                                                 |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                                | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | City Centre Masterplan                                          | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                               |                                                                 |                          |                                                                                                                                                                                                                          |                           |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity                                                                                                                                                                                  | Population and human health or material assets | Improvement to public realm will improve access to open spaces within close proximity to the site location.                                                                   | GIS Layer on Green Space Network (GSN)                          | ++                       | N/A                                                                                                                                                                                                                      | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                       | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| and accessibility to open space or result in a loss of open space?                                                                                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                            | Aberdeen Open Space Audit<br>Existing LDP allocations for GSN |                          |                            |                           |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                                                                                                          |                                            | Positive impact on core paths as proposal includes high quality public realm scheme.                                                                                                                                                                                                       | GIS Layer on Core Paths/Cycle Lanes                           | ++                       | N/A                        | ++                        |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                            |                                                                                                                                                                                                                                                                                            |                                                               |                          |                            |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                          | +                        | N/A                        | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                               |                          |                            |                           |
| Will the site be delivered within the LDP timeframe?                                                                                                                                                                                                                | Material assets                            | Development will be delivered within the LDP timeframe.                                                                                                                                                                                                                                    | City Centre Masterplan                                        | +                        | N/A                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
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| Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                      |                                            |                                                                                         | GIS Layers for gas networks, gas pipelines, Site Visit                                                 |                          |                            |                           |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                 | Material assets and climatic factors?      | Site has adequate vehicular access.                                                     | City Centre Masterplan                                                                                 | +                        | N/A                        | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                         | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | ++                       | N/A                        | ++                        |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                        |                                            |                                                                                         |                                                                                                        |                          |                            |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as | Landscape                                  | Existing townscape features in the city centre location will be maintained.             | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | +                        | N/A                        | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                         | Objective/ Related SEA topic if applicable | Comments                                                                                          | Information available – GIS/site visit?                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| current settlement boundaries, existing townscape and character of surrounding area?                                                                                                                        |                                            |                                                                                                   |                                                                                       |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                    |                                            |                                                                                                   |                                                                                       |                          |                                                                                                                                                                                  |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                   | Material Assets                            | Development will revitalise existing building stock and enhance the existing public realm.        | City Centre Masterplan<br>Site Visit                                                  | +                        | N/A                                                                                                                                                                              | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                       | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.     | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish | Material Assets                            | Development includes provision of adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>City Centre Masterplan | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                    | Scoring – post mitigation |
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| Planning Policy – Planning for Zero Waste?                                                                                                                                                                                                                                |                                                                                              |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                               |                           |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                               |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Building is Grade A listed and within Union Street Conservation area. Development has the potential to bring the whole building back into use and enhance its maintenance and the streetscape of the conservation area. Redevelopment could have significant negative impacts on cultural heritage if not sensitively designed. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation. | +                         |
| To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?                                                                                                                                      | Cultural heritage, incl architectural and archaeological heritage and links with landscape   | Public realm improvements and enhancement of the buildings and the frontages will improve access to the historic environment.                                                                                                                                                                                                   | City Centre Masterplan                                                                                                 | ++                       | N/A                                                                                                                           | ++                        |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                        |                          |                                                                                                                               |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate? | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Proposal will fulfil part of the City Centre Masterplan - it will bring environmental improvements which would benefit the whole City. Enhancement of the public realm will also boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                        | ++                             | N/A                           | ++                              |



## OP97 – Victoria Road Primary School

Residential/ Mixed Use 0.67ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                             |                                                     | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | Connections adjacent to site.                                                                                                                                                             | GIS Scottish<br>Water Layer                   | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                            | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>All trees within site are covered by a TPO. Site suitable for bat habitat.</p>                                                                                                                                                                                                                                   | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to existing trees within site.</p>                                        | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                                     |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |                                |                                                                                                                                                                         |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The proposal will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p> | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | within 600 metres of the site (George Street Neighbourhood Centre).                                                                                                           | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                 | Information available – GIS/site visit?                                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br><br>Primary school catchment area.<br><br>Health provision.                                                                                                                                                | Population and human health or material assets | Currently adequate capacity in Tullos Primary and Torry Academy.                                         | GIS Layer for School Catchments<br><br>Aberdeen School Roll Capacity                                 | 0                        | N/A                                                                                                                                                     | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                  |                                                |                                                                                                          |                                                                                                      |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br><br>Existing LDP Allocations                                                           | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                          |                                                                                                      |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                                | It is likely that the proposal will be delivered within the LDP timeframe.                               | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines | +                        | N/A                                                                                                                                                     | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                  | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                  |                                            |                                                                                                                                                                                                           | Site Visit                                                                   |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                            | Climatic factors                           | Site is north facing and well sheltered.                                                                                                                                                                  | Aerial Map<br>Site Visit                                                     | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                  | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                 | Aerial Map<br>Site Visit                                                     | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                           | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                                                                                     | +                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                           |                                                                              |                          |                                                                                                                                                         |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a>                                                                                    | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br><br>Existing LDP allocations for           | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                                      | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                |                                            |                                                                                               | Greenbelt and GSN<br>Site Visit                             |                          |                                                                                                                                                                                  |                           |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                             |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan) | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                             |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

**OP98 – VSA Gallowgate**

Residential/ Mixed Use 0.08ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                             | Water                                               | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | Connections within and adjacent to site.                                                                                                                                                  | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                           |                                               |                                |                                                                                                                                            |                                 |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                              | Information<br>available –<br>GIS/site visit?                                                                                                   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | Areas of the site suitable for bat habitat.                                                                                                                                                                                                                                                                                           | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | -                              | Bat Survey may be required at planning application stage.                                                                                                        | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |                                |                                                                                                                                                                  |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision new uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p> | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | within close proximity to the site (Aberdeen City Centre). There are significant employment opportunities in close proximity (Aberdeen City Centre).                          | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                   |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                               |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Will the site be delivered within the LDP timeframe?                                                                                                                                                                                                                | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                                                                                                    | Site Proposal / Masterplan /                                               | +                        | N/A                                                                                                                                                                                                                      | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                           | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                      |                                            |                                                                                                 | Development Framework<br>GIS Layers for gas networks, gas pipelines<br>Site Visit |                          |                                                                                                                                                         |                           |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                          | Climatic factors                           | Site is flat and well sheltered.                                                                | Aerial Map<br>Site Visit                                                          | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br>Site Visit                                                          | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                         | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities      | +                        | N/A                                                                                                                                                     | +                         |
| <p><u><a href="#">Landscape Designated Sites</a></u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                 |                                                                                   |                          |                                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                    | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                         | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------|---------------------------|
| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Proposal set within an established urban mixed-use context. The proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'. | +                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                             |                                                                                                |                          |                                                                    |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                                                           | Material Assets                            | Re-use of a number of buildings and structures on site.                                                                                                                                     | Site Visit<br>Site Proposal / Masterplan / Development Framework                               | +                        | N/A                                                                | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                               | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                      | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                                                      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                               |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | VSA is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Opposite the VSA is 111 Gallowgate, which is also a category C listed building. Development has the potential to bring the VSA back into use with sensitive and high quality design, but may also have a negative effect on the site and setting of these other heritage assets. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | +                        | Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.                                                    | +                         |
| <p><u>Population</u></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                       |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                        |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                             | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | Potentially 25% affordable housing and/ or employment opportunities. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP99 – The Waterfront, Torry

Mixed Use 6.6ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                   | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                     |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The site lies adjacent to the River Dee ('good condition' status at this section in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of</p>                                                                                                                                                                                                                                                                                                            | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                             | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | abstraction from this medium scale mixed-use proposal would be significant.                                                                                                                                                                                            |                                         |                          | water-saving technologies.                                                                                                                             |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections within and adjacent to site.                                                                                                                                                                                                                               | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                                    | 0                         |
| <p><a href="#">Blue Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                            | Water, Climatic Factors and Human Health   | Development is close to areas at risk of coastal and river flooding and may be vulnerable to effects of changes in climate. A small part of the site falls within the 0.5% annual risk of fluvial/coastal flooding. There is a history of flooding from the River Dee. | GIS Layers for Flood Risk               | -                        | Drainage Impact and Flood Risk Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                        |                                         |                          |                                                                                                                                                        |                           |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                            | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                       | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | The River Dee SAC and LNCS to the immediate north of the site. Parts of the site and surrounding area are associated with bat habitat/ activity.                                                                                                                                                    | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | --                       | Bat Survey may be required at planning application stage.<br>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.         | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                 |                          |                                                                                                                                                                  |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                                                                                                   | Climatic Factors                           | <p>The provision of a mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available in close proximity to the site. Good range of available footpath/cycle path connections to community, recreation,</p> | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                              | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                              |                                            | leisure and employment facilities. There are facilities within 400 metres of the site (Torry Town Centre). There are significant employment opportunities in close proximity (Tullos) | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <u>Air Quality</u>                                                                                           |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.         | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                                       |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                              | Material Assets and Soils                  | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                              | Site Visit<br><br>Existing LDP Allocations                                 | -                        | Measures should be in place to ensure that possible contamination from construction will                                                                                                                                 | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                     |                                            |                                                                            |                                                                                                                        |                          | be properly remediated and not affect the quality of the soil.                                                                                          |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Site identified as being contaminated.                                     | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | As above.                                                                                                                                               | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                            |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is flat and exposed.                                                  | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                          | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                       | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------|---------------------------|
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                                                     | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                         | Aerial Map<br>Site Visit                                                                               | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                                              | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                   | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | +                        | N/A                                                                                              | +                         |
| <p><b>Landscape Designated Sites</b></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                      |                                            |                                                                                                                                                                                                   |                                                                                                        |                          |                                                                                                  |                           |
| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                               | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Employment opportunities.                                                                     | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |

OP101 – Woodside Congregational Church

Residential 0.07ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                                | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                               | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                              |                                |                                                                                                                                                                                                                                                                             |                                 |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               | Water                                               | Connections available/ in place.                                                                                                                                                                                                                                                                                                                                                       | GIS Scottish Water Layer                                                                                                     | 0                              | N/A                                                                                                                                                                                                                                                                         | 0                               |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                    |                                                     |                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                              |                                |                                                                                                                                                                                                                                                                             |                                 |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                                                                                                                 | Climatic Factors                                    | <p>The provision of a single or mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 400 metres of the site.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | 0                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste</p> | +                               |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                           |                                            |                                                                                                                                                                               |                                                                            |                          | minimisation and sustainable and active travel.                                                                                                                                                                          |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>         |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                     | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                  | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                      | Site Visit<br><br>Existing LDP Allocations                                 | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.                                                                  | 0                         |
| <b>Deliverability/Sustainability Constraints</b>                                                                          |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                 |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                              | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                      | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                              | Climatic factors                           | Site is flat and well sheltered.                                                                | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                                                                    | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                             | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes                                                                                     | +                        | N/A                                                                                                                                                     | +                         |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                      | Scoring –<br>post<br>mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                     |                                                     |                                                                                                                                                                                                           | Check distance to local facilities                                                                     |                                |                                                                    |                                 |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                                                                                           |                                                                                                        |                                |                                                                    |                                 |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                           | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | 0                              | Careful setting, design and landscaping to ensure landscape 'fit'. | +                               |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                                                                                           |                                                                                                        |                                |                                                                    |                                 |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                               | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                             | Existing LDP allocations for Waste Facilities                                                          | ++                             | N/A                                                                | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Employment opportunities.                                                                | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |

OP102 – George Street/Crooked Lane

Retail 0.96ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                       | Information available – GIS/site visit?                                                                                                                                                                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                     | Scoring – post mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                               |                          |                                                                                                                |                           |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                               | <p>The Denburn is located west of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>                                                                                                                             | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                        | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                         |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     |                                            | <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                       | -                        | <p>There will be a policy requiring all new development to install water-saving technologies.</p>              | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                     | Information available – GIS/site visit?             | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                             | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            | Connections already in place.                                                                                                                                                                                | GIS Scottish Water Layer                            | 0                        | N/A                                                                                                                                                    | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                                                                                                                                                        | Water and Human Health                     | Connections already in place.                                                                                                                                                                                | OS Map<br>GIS Scottish Water Layer                  | 0                        | N/A                                                                                                                                                    | 0                         |
| <a href="#">Flood Risk</a><br>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?<br><br>Could the development of the site help alleviate any existing flooding problems in the area?                                                                                                                                                                                                                                               | Water, Climatic Factors and Human Health   | Chance of flooding and surface water flooding to the north of the site.<br><br>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy. | GIS Layers for Flood Risk<br>City Centre Masterplan | -                        | Drainage Impact and Flood Risk Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <a href="#">Biodiversity, Flora and Fauna</a> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                              |                                                     |                          |                                                                                                                                                        |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                            | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                   | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | Site includes potential bat habitats which could be affected.                                       | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | 0                        | Bat Survey will be required at planning application stage.<br><br>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced. | +                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                     |                                                                                                                                                 |                          |                                                                                                                                                                                                              |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE -                                                                                                                                                                                                                                                                                                                                                                      | Climatic Factors                           | The intensification of uses on site for residential and mixed-use purposes will lead to increase of | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | +                        | All new buildings must install low and zero carbon generating                                                                                                                                                | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                          | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                                      | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Spatial Planning Assessment of Climate Emissions)?                                                                       |                                            | <p>energy-use and consumption, and waste.</p> <p>Site is within 400m of a bus stop and local facilities. It is within the city centre and is very accessible.</p> | <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p> |                          | <p>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Refurbished buildings will be encouraged to take measures to be energy efficient.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> |                           |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul> |                                            |                                                                                                                                                                   |                                                                            |                          |                                                                                                                                                                                                                                                                                                                                                 |                           |
| Could the option lead to the designation of a new Air Quality                                                            |                                            | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental</p>                    | City Centre Masterplan                                                     | -                        | New development should consider sustainable travel methods                                                                                                                                                                                                                                                                                      | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                    | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Management Area (AQMA)?                                                                                                   |                                            | impacts during and post construction.                                                                                                                                                                                                                                                      |                                                                                 |                          | and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. |                           |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                 |                          |                                                                                                                                                               |                           |
| Is the option on greenfield or brownfield land?                                                                           | Material Assets and Soils                  | Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>City Centre Masterplan                                            | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                    | +                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?      |                                            | Some contamination to the north and northeast of the site.                                                                                                                                                                                                                                 | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment | -                        | Site investigation should be carried out. LDP Policy states that all land which is                                                                            | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                       | Information available – GIS/site visit?                                                     | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                          | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                |                                                                                             |                          | degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                |                                                                                             |                          |                                                                                                                                     |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | <b>Development will be delivered within the LDP timeframe.</b> | City Centre Masterplan<br><br>GIS Layers for gas networks, gas pipelines,<br><br>Site Visit | +                        | N/A                                                                                                                                 | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?      | <b>Site has adequate vehicular access.</b>                     | City Centre Masterplan                                                                      | +                        | N/A                                                                                                                                 | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate? | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------|----------------------------|---------------------------|
| Is the site close to a range of facilities?<br>Can these be accessed by public transport?                                                                                                                                                                                                       | Climatic factors and human health          | Site is within the city centre and has various facilities and employment opportunities. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | ++                       | N/A                        | ++                        |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                |                                            |                                                                                         |                                                                                                |                          |                            |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it?<br>Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Site is within an urban area.                                                           | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | +                        | N/A                        | +                         |
| <a href="#">Material Assets</a> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                               |                                            |                                                                                         |                                                                                                |                          |                            |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                             | Information available – GIS/site visit?                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                              | Material Assets                            | Development includes provision mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication). | City Centre Masterplan<br>Site Visit                                                  | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.                               | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                        | Existing LDP allocations for Waste Facilities<br>City Centre Masterplan               | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                             | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>City Centre Masterplan | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                            | Objective/ Related SEA topic if applicable                                                          | Comments                                                                                                                    | Information available – GIS/site visit?                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                           | Scoring – post mitigation |
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| <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                    |                                                                                                     |                                                                                                                             |                                                                                                                                 |                          |                                                                                                                                      |                           |
| <p>Will the option affect any <a href="#">archaeological sites</a>, <a href="#">scheduled monuments</a>, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?</p> | <p>Cultural heritage, incl architectural and archaeological heritage (and links with landscape)</p> | <p>Site has a single listed buildings/features (C listed).</p>                                                              | <p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br/><br/>Canmore Database</p> | <p>-</p>                 | <p>Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.</p> | <p>0</p>                  |
| <p>To what extent will the proposal result in the <a href="#">opportunity to enhance or improve access</a> to the historic environment?</p>                                                                                                                                    | <p>Cultural heritage, incl architectural and archaeological heritage and links with landscape</p>   | <p>Development will improve access to the listed buildings, in particular those that have been empty for several years.</p> | <p>City Centre Masterplan</p>                                                                                                   | <p>++</p>                | <p>N/A</p>                                                                                                                           | <p>++</p>                 |
| <p><b>Population</b></p> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                            |                                                                                                     |                                                                                                                             |                                                                                                                                 |                          |                                                                                                                                      |                           |

| Site assessment question (click on links embedded in the text for further guidance)      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                            | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                 | Proposal will fulfil part of the City Centre Masterplan and it will bring environmental improvements which would benefit the whole City. Proposal will also introduce new amenities which will boost the social and economic wellbeing of Aberdeen. | City Centre Masterplan                  | ++                       | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | ++                        |

# OP103 – Former Torry Nursery

Residential 0.53ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | There will be a policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections already in place.                                                                                                                                                                                                                                           | GIS Scottish Water Layer                      | 0                              | N/A                                                                                        | 0                               |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                                                                                                                                                                                                                     | Water and Human Health                              | Connections already in place.                                                                                                                                                                                                                                           | OS Map<br>GIS Scottish Water Layer            | 0                              | N/A                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> </ul>                                                                                                                                                            |                                                     |                                                                                                                                                                                                                                                                         |                                               |                                |                                                                                            |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                               | Information available – GIS/site visit?                                                                                                         | Scoring – pre mitigation | Mitigation if appropriate?                                                                                           | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul>                                                                                                             |                                            |                                                                                                                        |                                                                                                                                                 |                          |                                                                                                                      |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | House Sparrow has been recorded within 100m of site boundary.                                                          | GIS Layers for Priority Habitats<br>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands<br>NESBReC data<br>OS Map<br>Green Space Network Map<br>Site Visit | 0                        | Habitat enhancements may reduce residual impact on habitat/species.                                                  | +                         |
| <p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                            |                                                                                                                        |                                                                                                                                                 |                          |                                                                                                                      |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)                                                                                                                                                                                                                                                                                                                                                    | Climatic Factors                           | The intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste. | GIS Layers for bus routes/bus stops – shows you whether it's within 400m                                                                        | -                        | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                          | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Assessment of Climate Emissions)?                                                                            |                                            | Site is within 400m of a bus stop and 800m of shopping facilities. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities                                      |                          | technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                          |                           |
| <u>Air Quality</u>                                                                                           |                                            |                                                                                                                                                                                                                                                                           |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>               |                                            |                                                                                                                                                                                                                                                                           |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                        | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                             | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u>                                                                                                 |                                            |                                                                                                                                                                                                                                                                           |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                                                                                                                           |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. | Site Visit<br>Existing LDP Allocations                                                                                 | +                        | LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. | +                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                            |                                                                                                                        |                          |                                                                                                                                            |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development would likely be delivered within the LDP timeframe.                                                                                                                                                                                                                            | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                        | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Flat site that is mostly southeast facing. Surrounded by hedges and vegetation. Has adequate shelter from northerly winds.                                                                                                                                                                 | Aerial Map<br>Site Visit                                                                                               | +                        | N/A                                                                                                                                        | +                         |
| Vehicular access constraints or opportunities.                                                                                                                                                                                                                      | Material assets and climatic factors?      | Site has sufficient vehicular opportunities.                                                                                                                                                                                                                                               | Aerial Map<br>Site Visit                                                                                               | +                        | N/A                                                                                                                                        | +                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                             | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                  |                                            |                                                                                                                                      |                                                                              |                          |                                                                                        |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                    | Climatic factors and human health          | Local facilities and Bus stop is within 400m of the site.                                                                            | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | +                        | N/A                                                                                    | +                         |
| <b>Material Assets</b>                                                                                                                                                    |                                            |                                                                                                                                      |                                                                              |                          |                                                                                        |                           |
| <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                         |                                            |                                                                                                                                      |                                                                              |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources? | Material Assets                            | Brownfield site is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication). | Site Visit                                                                   | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                     | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                        | Existing LDP allocations for Waste Facilities                                | ++                       | N/A                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social Inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | 25% affordable housing provision.                                                        | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements.                                                                                           | +                         |

OP105 – Kincorth Academy

Residential 3.94ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                                                                                                                                                                                      |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                             |                                                     | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this relatively small scale proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | Connections within and adjacent to site.                                                                                                                                                             | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                      |                                               |                                |                                                                                                                                            |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                    | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Areas within site and surrounding area associated with bat habitat and activity.</p>                                                                                                                                                                                                                | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | Bat Survey will be required at planning application stage.                                                                                                       | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |                                |                                                                                                                                                                  |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | employment facilities. There are facilities within 800 metres of the site (Kincorth Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos). | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            |                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                 | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                         | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                       | Population and human health or material assets | The site is within the <b>Abbotswell Primary and Lochside Academy catchment area. Both schools are currently under capacity.</b> | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | 0                        | N/A                                                                                                                                                                                   | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                          |                                                | <b>Opportunity to introduce new areas of open space/ green networks through provision of development.</b>                        | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development.                                                                    | +                         |
| <b>Soils</b>                                                                                                                                                                                                       |                                                |                                                                                                                                  |                                                                               |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                       |                                                |                                                                                                                                  |                                                                               |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                    | Material Assets and Soils                      | <b>Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.</b>                  | Site Visit<br>Existing LDP Allocations                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | 0                         |
| <b>Deliverability/Sustainability Constraints</b>                                                                                                                                                                   |                                                |                                                                                                                                  |                                                                               |                          |                                                                                                                                                                                       |                           |
| <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                  |                                                                               |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                        | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                      | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Site is south-west facing and relatively well sheltered.                                        | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                       | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | N/A                                                                                                                                                     | +                         |

[Landscape Designated Sites](#)

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                           | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                                    |                                            |                                                                                                                                                                                                                                    |                                                                                                |                          |                                                                                                                                            |                           |
| <a href="#">Non-designated landscape features and key landscape interests</a><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                         | +                         |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                                                    |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                    | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                      | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational                                                                                                           | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                           | Check Scottish Planning Policy (superseded Zero Waste Plan)                                    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                                      | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                    | Scoring – post mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                                                                               |                                            |                                               | Site Proposal / Masterplan / Development Framework                            |                          | where appropriate, as per LDP policy.                                                                         |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                               |                                                                               |                          |                                                                                                               |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | Minimum 25% affordable housing (likely 100%). | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                         |

# OP107 – East Tullis Gas Holder

Business & Industrial 3.12ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Information<br>available –<br>GIS/site visit?   | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                     | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                 |                                |                                                                                                   |                                 |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>                                                                                                                                                     | <p>Water</p>                                        | <p>All new development will increase the need to abstract water from the River Dee.</p> <p>Development is likely to release at least a small amount of water borne pollution into watercourses, groundwater and reservoirs if present.</p> <p>Development would also increase the amount of surface water run-off into water bodies, but may also improve upon the surface drainage systems of previous development, for example by incorporating modern technologies and SUDS as required by policy.</p> | <p>OS Map<br/>GIS<br/>Hydrogeology<br/>Maps</p> | -                              | <p>There will be a policy requiring all new development to install water-saving technologies.</p> | 0                               |
| <p>Can the option connect to the public foul sewer?</p>                                                                                                                                                                                                                                                                                                        |                                                     | <p>Connections available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>GIS Scottish<br/>Water Layer</p>             | 0                              | <p>N/A</p>                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                   | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>       | Water, Climatic Factors and Human Health   | Low, medium and high risk of surface water flooding as identified on SEPA flood risk maps.                                                                                                                                                                                                                                              | GIS Layers for Flood Risk                                                                                                    | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                                                                                                                                                      | 0                         |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                              |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                       | Climatic Factors                           | <p>The proposed development will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>However, will recover and utilise the electricity and/or heat from resources which cannot be reused or recycled for greater environmental or economic benefit, in line with Scotland's renewable energy goals</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | +                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and</p> | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                       | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                                                                                                                           |                                            |                                                                                                                                                                               |                                                                                    |                          | sustainable and active travel.                                                                                                                                                                                           |                           |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>         |                                            |                                                                                                                                                                               |                                                                                    |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                     | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan             | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <u>Soils</u> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul> |                                            |                                                                                                                                                                               |                                                                                    |                          |                                                                                                                                                                                                                          |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?      |                                            | Potential contamination associated with previous use (gas holder).                                                                                                            | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment | -                        | All land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use, as per policy R2 of the ALDP.                                       | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                  | Information<br>available –<br>GIS/site visit?                                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                          | Scoring –<br>post<br>mitigation |
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| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                     |                                                                                                                           |                                                                                                                        |                                |                                                                                                                                                        |                                 |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                                     | It is likely that the proposal will be delivered within the LDP timeframe.                                                | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                              | N/A                                                                                                                                                    | +                               |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                                                                                                                      | Material assets and climatic factors?               | Unlikely that the proposed development would result in any adverse road safety or traffic amenity impacts.                | Aerial Map<br><br>Site Visit                                                                                           | -                              | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TA will be required with planning application. | 0                               |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                              | Climatic factors and human health                   | The site is not the most sustainable to access by means other than by car. Bus stops are located over 400m from the site. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | --                             | Promotion of a Travel Plan may be required.                                                                                                            | -                               |
| <b><u>Landscape Designated Sites</u></b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                      |                                                     |                                                                                                                           |                                                                                                                        |                                |                                                                                                                                                        |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p><a href="#">Non-designated landscape features and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | The proposal would likely have an intrusive and harmful impact and change the setting of the coast, green space and parklands of the area, and to sensitive receptors such as recreational users, together with the visual and residential amenity. All of these impacts are considered significant. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Careful design and siting to limit the impact of development through an architecturally distinctive landmark.                              | --                        |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                                     |                                            |                                                                                                                                                                                                                                                                                                      |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                               | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                        | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish                                                                                         | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                             | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan /    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                                               | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------|---------------------------|
| Planning Policy – Planning for Zero Waste?                                                                                                                                                                                                                                |                                                                                              |                                                                                                                                                                                                                                                                                                                                        | Development Framework                                                                                                  |                          | where appropriate, as per LDP policy.                                                  |                           |
| <a href="#">Cultural Heritage</a> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                             |                                                                                              |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                        |                          |                                                                                        |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Unlikely to have a significant impact upon the setting of the Baron's Cairn, Tullos Cairn, Crab's Cairn, Loirston Country Park Cairn and Cat Cairn. While the proposed development would break the skyline when viewed from many of the monuments, this will be an alteration to a view which is already largely industrial and urban. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | 0                        | N/A                                                                                    | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                     |                                                                                              |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                        |                          |                                                                                        |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | Development will significantly lessen landfill. Generation of renewable energy.                                                                                                                                                                                                                                                        | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | ++                       | Developer contributions may be required as appropriate for environmental improvements. | ++                        |

OP109 – Woodend, Peterculter

19 Houses 2ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                          | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul>                                                                                                                                  |                                                     |                                                                                                                                                                                                                |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                                                                                                                                                             | Water                                               | All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     | New connections required. Connections available to the south (Dubford).                                                                                                                                        | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |
| <p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                |                                               |                                |                                                                                                                                            |                                 |



| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                  | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Some loss or disturbance of wildlife habitat or species expected. Ancient woodland covers approximately half of the site area, however much has been cleared – the designation remains valid nonetheless. Small section of TPO'd trees to the south east of the site (ref. 210) which includes part of the Peterculter Local Nature Conservation Site. Small sections of the site are designated Green Space Network. The site and surrounding area is associated with bat habitat/ activity.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | --                             | <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Careful siting to minimise impacts.</p> | -                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to rail or bus network is available over 400metres to south-west. There is a limited range of available footpath / cycle path connections to</p>                                                                                                                                                                                                | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | --                             | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>                                                                                        | -                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                               | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                    |                                            | community, recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site. | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                 |                                            |                                                                                                                                                                                                        |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                     |                                            |                                                                                                                                                                                                        |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                              | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                          | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b>                                                                                                                                                                                                                                      |                                            |                                                                                                                                                                                                        |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                        |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                    | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                             | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                           | Population and human health or material assets | The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary School has capacity; however Culter Academy will be over capacity by 2021. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | -                        | Developer contributions (education) may be required to address capacity issues.                                                                                                       | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                              |                                                | Proposed development would likely further fragment the Green Space Network.                                                                                          | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development.                                                                    | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                              |                                                |                                                                                                                                                                      |                                                                               |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                        | Material Assets and Soils                      | Brownfield. Short term adverse effects on soil. Possible soil contamination during construction.                                                                     | Site Visit<br>Existing LDP Allocations                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> </ul> |                                                |                                                                                                                                                                      |                                                                               |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                    | Information available – GIS/site visit?                                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul>                             |                                            |                                                                                             |                                                                                                                |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Proposal is likely to be delivered within the LDP timeframe.                                | Site Proposal / Masterplan / Development Framework<br>GIS Layers for gas networks, gas pipelines<br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                             | Climatic factors                           | Site is relatively flat. Protection from area of woodland to north.                         | Aerial Map<br>Site Visit                                                                                       | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                   | Aerial Map<br>Site Visit                                                                                       | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                            | Climatic factors and human health          | Location is poor relative to existing facilities with limited transport options at present. | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                                       | -                        | N/A                                                                                                                                                     | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                        | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                           | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                 | Scoring – post mitigation |
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| <p><b>Landscape Designated Sites</b></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                    |                                                                                                |                          |                                                                                                                                            |                           |
| <p><b>Non-designated landscape features and key landscape interests</b></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                  | Development will be partially visible alongside road frontage (lightly trafficked country road). Proposal not visible from wider area due surrounding topography and tree cover to north and west. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | -                        | Enhance setting through careful design and landscaping to limit impacts.                                                                   | 0                         |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                    |                                                                                                |                          |                                                                                                                                            |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                      | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                      | Existing LDP allocations for Waste Facilities                                                  | ++                       | N/A                                                                                                                                        | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational                                                                                                             | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                           | Check Scottish Planning Policy (superseded Zero Waste Plan)<br>Site Proposal / Masterplan /    | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                 | Scoring – post mitigation |
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| criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                                                                                                                                                                                   |                                                                                              |                                                                          | Development Framework                                                                                                  |                          | where appropriate, as per LDP policy.                                                                                                                      |                           |
| <u>Cultural Heritage</u> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                          |                                                                                                                        |                          |                                                                                                                                                            |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | <a href="#">Woodend farmstead, an archaeological site is identified.</a> | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts. | 0                         |
| <u>Population</u> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                          |                                                                                                                        |                          |                                                                                                                                                            |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                                                  | Population                                                                                   | <a href="#">25% affordable housing.</a>                                  | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                      | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                              | +                         |

OP111 – Skene Road, Maidencraig

c.15 Houses 0.9ha

|                        |          |         |         |                       |
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| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                          | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                      | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                  | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                   |                                                                                                                                                                                                                                    |                                |                                                                                                                |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The Den Burn runs along the northern boundary of the site. Development has potential to release of waterborne pollution into the Burn during construction.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS<br/>Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>Possibility of release of waterborne pollution into the Den Burn.<br/>All new development will increase the need to abstract water from the River Dee,</p>     | <p>OS Map<br/>GIS<br/>Hydrogeology Maps</p>                                                                                                                                                                                        | -                              | <p>Where there is potential for pollution of the water environment the City</p>                                | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                            | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                               | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                   | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                           |                                            | with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. |                                         |                          | Council will liaise with SEPA.<br>There will be a policy requiring all new development to install water-saving technologies. |                           |
| Can the option connect to the public foul sewer?                                                                                                               |                                            | Connections are possible.                                                                                                                                                              | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                          | 0                         |
| Does the option avoid impact on <a href="#">Groundwater Dependent Terrestrial Ecosystems</a> (GWDTEs) i.e. are there any wetlands and boggy areas on the site? | Water and Biodiversity, Fauna and Flora    | Pockets of poor drainage around the site.                                                                                                                                              | OS Map<br>GIS Hydrogeology Maps         | -                        | Careful design and siting of development and incorporate SUDS.                                                               | 0                         |
| For large scale developments are there any private or public water supplies within 250m of the site which may be affected?                                     | Water and Human Health                     | Connections are possible.                                                                                                                                                              | OS Map<br>GIS Scottish Water Layer      | 0                        | N/A                                                                                                                          | 0                         |



| Site assessment question<br>(click on links embedded in<br>the text for further<br>guidance)                                                                                                                                                                                                                                                                                                                                                                                                                   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                           | Scoring –<br>post<br>mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                                 | Water, Climatic Factors and Human Health            | <p>Site falls within Potentially Vulnerable Area 06/18 and part of the site is at a 0.5% annual risk of flooding from the Den Burn. A relatively large area of the site may also be at risk of surface water flooding.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy</p> | GIS Layers for Flood Risk<br>SEPA Flood Maps  | -                              | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                               |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>• Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>• Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>• Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                |                                               |                                |                                                                                                                                         |                                 |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                                                                                                                                                             | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | <p>Bio flora and fauna</p>                          | <p>Common Pipestrelle has been recorded in this area and the Den of Maidenraig is a Local Nature Conservation Site and existing networks may be lost resulting in habitat fragmentation, particularly in connection with the Den of Maidenraig.</p> <p>Large section of the site is part of the Green Space Network.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | <p>--</p>                      | <p>CEMP and ecological assessment required to avoid impacts on the LNR. Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Bat Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | <p>-</p>                        |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                      |                                                     |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                                                                                                                                                           |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | <p>Climatic Factors</p>                             | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and local facilities are within 1.7km. For the</p>                                                                                              | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | <p>-</p>                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>                                                                                                                                                                                                                                        | <p>-</p>                        |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                  | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                            | Scoring –<br>post<br>mitigation |
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|                                                                                                                                                                                                                                                                                                         |                                                     | proposed residential use, although the site is close to a bus stop, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions. | GIS Layers for cycle lanes/facilities                                      |                                | the predicted carbon dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                 |                                 |
| <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                                                                                          |                                                                            |                                |                                                                                                                                                                                                                          |                                 |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                                   | Air                                                 | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                                            | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                              | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                               |
| <p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                          |                                                                            |                                |                                                                                                                                                                                                                          |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                     | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                       | Population and human health or material assets | Fernilea Primary School has sufficient capacity.<br>Hazlehead Academy will be overcapacity in 2021.<br>Closest medical practice is approximately 1.5km away. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                       | 0                         |
| To what extent will the proposal affect the quality and quantity of <a href="#">open space</a> and connectivity and accessibility to open space or result in a loss of open space? |                                                | Possibility of loss/interruption of green space network which is part of the Den of Maidencraig LNR.                                                         | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | -                        | Long term connection between existing green spaces is proposed.<br>Sufficient open space provision will be required as per the Open Space Policy in the LDP. | 0                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?                                         |                                                | Possibility of negative impact on core path on the southern boundary of the site.                                                                            | GIS Layer on Core Paths/Cycle Lanes                                                                     | -                        | Development will be required to safeguard core paths and rights of way and enhance links between paths.                                                      | 0                         |
| <a href="#">Soils</a> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                 |                                                |                                                                                                                                                              |                                                                                                         |                          |                                                                                                                                                              |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                    | Material Assets and Soils                      | Some of this site has been previously developed and development does encourage the redevelopment of brownfield land.                                         | Site Visit<br>Existing LDP Allocations                                                                  | +                        | LDP Strategy encourages the redevelopment of brownfield land by                                                                                              | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                             | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            |                                                                            |                                                                                                                        |                          | requiring a certain number of homes to be accommodated on brownfield land.                                                                                                                                             |                           |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | There is anecdotal evidence that the site may have been used for landfill. | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                            |                                                                                                                        |                          |                                                                                                                                                                                                                        |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | Development will be delivered within the LDP timeframe.                    | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | 0                        | N/A                                                                                                                                                                                                                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                          | Information available – GIS/site visit?                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                        | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                            | Climatic factors                           | South facing site. Some shelter provided from a small tree belt to the southwest.                                 | Aerial Map<br>Site Visit                                                     | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.                                           | +                         |
| Vehicular access constraints or opportunities.<br><br>Road network capable of accommodating traffic generated?                                                   | Material assets and climatic factors?      | Development can be accessed from the B9119.<br><br>Further access roads to serve the development may be required. | Aerial Map<br>Site Visit                                                     | +                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>Travel Plan and Transport Assessment may be required as part of the planning application. | +                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                           | Climatic factors and human health          | Site is within 400m of a bus stop and 1.7km from the nearest local facilities.                                    | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities | 0                        | N/A                                                                                                                                                                                               | 0                         |
| <a href="#">Landscape Designated Sites</a> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                   |                                                                              |                          |                                                                                                                                                                                                   |                           |
| <a href="#">Non-designated landscape features</a>                                                                                                                | Landscape                                  | There are degraded or derelict parts of the greenfield site; these will be improved through new development.      | Landscape Character Assessment                                               | +                        |                                                                                                                                                                                                   | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                               | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                              | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| <p><a href="#">and key landscape interests</a></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> |                                            |                                                                                               | Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit     |                          |                                                                                        |                           |
| <p><b>Material Assets</b></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                   |                                            |                                                                                               |                                                                      |                          |                                                                                        |                           |
| Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?                                                                                         | Material Assets                            | Development will provide housing, on a partly brownfield site.                                | Site Visit<br><br>Site Proposal / Masterplan / Development Framework | +                        | LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses. | +                         |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                             | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                        | ++                       | N/A                                                                                    | ++                        |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                 | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities. | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                          |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | Proposal will provide housing which will meet local population needs.                    | Site Proposal / Masterplan / Development Framework<br><br>Existing LDP Allocation                                     | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |



OP112 – West of Contlaw Road

c.10 Houses 2.9ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                       | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><b>Water</b></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |                                    |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>The site’s western boundary is delineated by the Milltimber Burn, a tributary of the River Dee (‘bad condition’ status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p> | -                                  | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction required for this small-scale development would likely be limited.</p>                                                                                                                                                                                                                                                                                       | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                          | -                                  | <p>There will be a policy requiring all new development to install water-saving technologies.</p>                                             | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            |                                                                                                                                                                                                                                                                                              |                                         |                          |                                                                                                                                         |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            | Connections nearby (Colthill Crescent, Miltimber).                                                                                                                                                                                                                                           | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | The SEPA flood maps indicate there are areas of flooding along eastern boundary along Contlaw Road. This extends into the north eastern part of the site. Flooding is also present on the western edge of the site in the woodland. Both areas of flooding are associated with watercourses. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                              |                                         |                          |                                                                                                                                         |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                             | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                             | Scoring – post mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                        | <p>The site is within the River Dee Catchment Area, which is a SAC. The woodland on site is designated Ancient Woodland, and there is priority habitat on site, again in the wooded area. The whole site is designed Tree Preservation Order 250. NESBRec Data shows bat survey may be required, a number of Designated Species recorded, and Protected Species may be an issue.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey will be required at planning application stage.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                         |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                            |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                        |                           |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                           | <p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop within 600m from the site, on North Deeside Road. The closest facilities are located in Peterculter, over</p>                                                                                                   | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | --                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by</p>                                                                                                                           | -                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                  | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                       | Information<br>available –<br>GIS/site visit?                                     | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                   | Scoring –<br>post<br>mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                                         |                                                     | <p>800 metres from the site. The site is over 800 metres from Milltimber School.</p> <p>There are no core paths in close proximity to the site. The closest is the Deeside line, approx.. 600 meters to the south. There are footpaths into the adjacent woods.</p> <p>There are no significant employment opportunities within 1.6 kilometres of the site</p> |                                                                                   |                                | <p>at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>                                                                                           |                                 |
| <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                     |                                                                                                                                                                                                                                                                                                                                                                |                                                                                   |                                |                                                                                                                                                                                                                                 |                                 |
| <p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>                                                                                                                                                                                                            | <p>Air</p>                                          | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                           | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p> | <p>-</p>                       | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p> | <p>0</p>                        |
| <p><b>Service Infrastructure</b></p> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                |                                                                                   |                                |                                                                                                                                                                                                                                 |                                 |

| Site assessment question (click on links embedded in the text for further guidance)                                                        | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                               | Information available – GIS/site visit?                                                                 | Scoring – pre mitigation | Mitigation if appropriate?                                                                                         | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                               | Population and human health or material assets | The site is zoned to Milltimber Primary School, which is forecast to be over capacity by 2020, and Cults Academy, which will be over capacity by 2021. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                                        | --                       | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.             | -                         |
| To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way? |                                                | Proposal will not affect nearby core path links. May provide opportunities to facilitate aspirational links.                                           | GIS Layer on Green Space Network (GSN)<br>Aberdeen Open Space Audit<br>Existing LDP allocations for GSN | 0                        | N/A                                                                                                                | +                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                  |                                                | Development would likely erode the Green Space Network.                                                                                                | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation                           | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                  |                                                |                                                                                                                                                        |                                                                                                         |                          |                                                                                                                    |                           |
| Is the option on greenfield or brownfield land?                                                                                            | Material Assets and Soils                      | Site is on predominantly greenfield land. Short term adverse effects on soil.                                                                          | Site Visit                                                                                              | -                        | Measures should be in place to ensure that possible contamination                                                  | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                     | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | Possible soil contamination during construction.                                                             | Existing LDP Allocations                                                                                               |                          | from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.                                     |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                              |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | The proposer has estimated that the expected development completion will be within 5 years of plan adoption. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | The site slopes to the east and is well protected by existing tree and topography.                           | Aerial Map<br>Site Visit                                                                                               | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular Access constraints or opportunities<br>-                                                                                                                                                                                                                  | Material assets and climatic factors?      | No significant road network issues identified.                                                               | Aerial Map<br>Site Visit                                                                                               | -                        | Access road(s) would need to be delivered to the satisfaction of the                                                                                    | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                 | Information available – GIS/site visit?                                                        | Scoring – pre mitigation | Mitigation if appropriate?                                                         | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                        |                                            |                                                                                                                                                                                                          |                                                                                                |                          | Council as Roads Authority.<br>TS or TA may be required with planning application. |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                          | Climatic factors and human health          | Location is poor relative to existing facilities with no public transport options at present.                                                                                                            | GIS Layer for bus stops/bus routes<br>Check distance to local facilities                       | --                       | Countesswells development will likely provide nearby facilities in the future.     | -                         |
| <b>Landscape Designated Sites</b>                                                                                                                                                                                                                                               |                                            |                                                                                                                                                                                                          |                                                                                                |                          |                                                                                    |                           |
| <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                                                           |                                            |                                                                                                                                                                                                          |                                                                                                |                          |                                                                                    |                           |
| <b>Non-designated landscape features and key landscape interests</b><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | The trees on site are part of the setting of Milltimber. The development will intrude slightly into the surrounding rural landscape should there be significant loss of trees or incursion towards them. | Landscape Character Assessment<br>Existing LDP allocations for Greenbelt and GSN<br>Site Visit | --                       | Retain and enhance countryside setting through careful design and landscaping.     | -                         |
| To what extent will the proposal affect features of landscape interest, including the distinctive                                                                                                                                                                               |                                            | The trees on site are a landscape feature.                                                                                                                                                               | Landscape Character Assessment                                                                 | -                        | Retain and enhance countryside setting/features through                            | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| character of the landscape and the qualities of <a href="#">wild land?</a>                                                                                                                                                                             |                                            |                                                                                               | Existing LDP allocations for Greenbelt and GSN<br>Site Visit |                          | careful design and landscaping.                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                              |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)  | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                              |                          |                                                                                                                                                                                  |                           |



| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                 | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
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| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing provision onsite. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP113 – Culter House Road

8 Houses 2.4ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                            |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is bound to the east by a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a><br/>OS Map<br/>GIS Hydrogeology Maps<br/>GIS Raster Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale</p>                                                                                                                                                                                                                                                                        | <p>OS Map<br/>GIS Hydrogeology Maps</p>                                                                                                                                                                                    | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                                                                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                    | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                            | development would likely be limited. See above re. impact on water environment.                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                          | water-saving technologies.                                                                                                                                                                                                                                                                                                    |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            | Connections available nearby.                                                                                                                                                                                                                                                                                                                                                                                                                                            | GIS Scottish Water Layer                                                                                                                                                   | 0                        | N/A                                                                                                                                                                                                                                                                                                                           | 0                         |
| <p><b><u>Biodiversity, Flora and Fauna</u></b></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |                          |                                                                                                                                                                                                                                                                                                                               |                           |
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>                                                       | Bio flora and fauna                        | Some potential loss or disturbance of wildlife habitat or species expected. Site is designated Green Space Network. Ancient woodland covers the entirety of the site area, however much has been cleared – the designation remains valid nonetheless. Small section of TPO'd trees to the east of the site (ref. 250). The site and surrounding area is associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase. | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                        | <p>Bat Survey may be required at planning application stage.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                                                  | Scoring – post mitigation |
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| <u>Climate Change Mitigation</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                       | Climatic Factors                           | <p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to rail or bus network is available over 400metres to south-west. There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site.</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | --                       | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p> | -                         |
| <u>Air Quality</u> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                                                             |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                | Air                                        | <p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>                                                                                                                                                                                                                                                                                                                         | <p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>                                            | -                        | <p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP</p>                                                                                                                                                                                                     | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                   | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                         | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                            |                                                                               |                          | transport and air quality policies. This will help mitigate against any negative impact on air quality.            |                           |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                            |                                                                               |                          |                                                                                                                    |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Site is zoned to Milltimber Primary and Cults Academy, the former is currently over capacity later of which will be over capacity by 2021. | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.             | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                                                        |                                                | Proposed development would likely fragment the Green Space Network.                                                                        | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development. | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                                        |                                                |                                                                                                                                            |                                                                               |                          |                                                                                                                    |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                                                  | Material Assets and Soils                      | Site is on predominantly greenfield land. Short term adverse effects on soil.                                                              | Site Visit                                                                    | -                        | Measures should be in place to ensure that possible contamination from construction will                           | -                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                   | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                     |                                            | Possible soil contamination during construction.                           | Existing LDP Allocations                                                                                               |                          | be properly remediated and not affect the quality of the soil. Re-use of soil in local area.                                                            |                           |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                            |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe. | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                                                                                                               | Climatic factors                           | Site is south facing and well sheltered.                                   | Aerial Map<br>Site Visit                                                                                               | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -                                                                                                                                                                                                                     | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.  | Aerial Map<br>Site Visit                                                                                               | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                           | Information available – GIS/site visit?                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                               | Scoring – post mitigation |
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| Road network capable of accommodating traffic generated?                                                                                                                                                                                                                            |                                            |                                                                                                                                                                                                    |                                                                                                        |                          | TS or TA will be required with planning application.                     |                           |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                                                                                                                              | Climatic factors and human health          | Location is poor relative to existing facilities with limited transport options at present.                                                                                                        | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                           | -                        | N/A                                                                      | -                         |
| <u>Landscape Designated Sites</u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                            |                                                                                                                                                                                                    |                                                                                                        |                          |                                                                          |                           |
| <u>Non-designated landscape features and key landscape interests</u><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                  | Development will be partially visible alongside road frontage (lightly trafficked country road). Proposal not visible from wider area due surrounding topography and tree cover to north and east. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | -                        | Enhance setting through careful design and landscaping to limit impacts. | 0                         |
| <u>Material Assets</u> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                            |                                                                                                                                                                                                    |                                                                                                        |                          |                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                 | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)                   | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                  |                                            |                                                                                               |                                                                               |                          |                                                                                                                                                                                  |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                                                                                                               | Population                                 | 25% affordable housing provision.                                                             | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | +                        | Developer contributions may be required as appropriate for environmental improvements and affordable housing.                                                                    | +                         |



OP114 – Milltimber South

Mixed Use 11.5ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                         | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                 | Scoring –<br>post<br>mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><b>Water</b></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                       |                                |                                                                                                                                               |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | Water                                               | <p>Site is partially flanked by Milltimber Burn to the west and Binghill Burn to the east, both of which are tributaries of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map<br/>GIS<br/>Hydrogeology Maps<br/>GIS Raster<br/>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale</p>                                                                                                                                                                                                                                                                                                                                                                 | <p>OS Map<br/>GIS<br/>Hydrogeology Maps</p>                                                                                                                                                                                           | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                             | Objective/ Related SEA topic if applicable | Comments                                                                        | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                            |                                            | development would likely be limited. See above re. impact on water environment. |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            | Connections available.                                                          | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                           | Water, Climatic Factors and Human Health   | Small areas of surface water flood risk on the east and west sides of the site. | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><b>Biodiversity, Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                 |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                                                        | Scoring –<br>post<br>mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Adjacent to the Deeside Line which is an LNCS. Records of Redwing within site and other Designated Species in proximity. Potential impact on the River Dee SAC during and post-construction phase.</p>                                                                                                               | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> | 0                               |
| <p><b>Climate Change Mitigation</b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                                  |                                                     |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                            |                                |                                                                                                                                                                                                                                                      |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Located adjacent to A93 N Deeside Rd at Milltimber. Pavements for pedestrian travel, cycle path, and vehicular route. Bus stops located on N Deeside Rd and are in</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>                                               | 0                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by</p>                                                         | +                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | close proximity. 320 meters to Milltimber School, 3.2 kilometers to Cults Academy. Pavement route along A93. Access to Old Deeside Line Core Path & LNCS. Limited employment opportunities; some local jobs with businesses or medical/dental practice. |                                                                            |                          | at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                                                                                                         |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.                                                                           | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                                                                                                         |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                       | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | Miltimber Primary School will be over capacity by 2020. capacity. Cults Academy will be over capacity in 2021.                 | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity              | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                | 0                         |
| Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?                                                                                                                                           |                                                | Development of the site would sever the GSN, resulting in its fragmentation.                                                   | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | -                        | Provision of new and/or retention of elements of existing green spaces within the site as part of the development.                                                                    | -                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                |                                                                               |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Existing LDP Allocations                                        | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | -                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                |                                                                               |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                           | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | The proposer has estimated that the expected development completion will be within 10 years of plan adoption.                                                                                      | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                          | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Open agricultural/ grazing land, some buildings on the western boundary. Old Deeside Line Core Path to the south. Some shelter from northern winds.<br><br>Sloping, south-facing toward River Dee. | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.      | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                          | Aerial Map<br><br>Site Visit                                                                                           | -                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA will be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is close to a number of facilities.                                                                                                                                                           | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | 0                        | N/A                                                                                                                                                          | 0                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                              | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                           | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                       | Scoring –<br>post<br>mitigation |
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| <b>Landscape Designated Sites</b> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                                |                                                                                     |                                 |
| <b>Non-designated landscape features and key landscape interests</b><br><br>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area? | Landscape                                           | 'Valley' Prime Landscape area. Lower Deeside Landscape Character Area. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | --                             | Retain and enhance setting through careful design and landscaping to limit impacts. | -                               |
| To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <a href="#">wild land</a> ?                                                                                                       |                                                     | AWPR located west of the site. Wide views of Deeside Valley. There is a stone wall to the southern boundary and trees along the southern and western boundaries. There are also some recently planted trees along the private road in the middle of the site.                                                                      | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | --                             | Retain and enhance setting through careful design and landscaping to limit impacts. | -                               |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                                |                                                                                     |                                 |
| Is the option in the vicinity of a waste management site and could therefore                                                                                                                                                                                                        | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                      | Existing LDP allocations for Waste Facilities                                                          | ++                             | N/A                                                                                 | ++                              |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                       | Objective/ Related SEA topic if applicable                                                   | Comments                                                                                                                                                                                                                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| compromise the waste handling operation?                                                                                                                                                                                                                                  |                                                                                              |                                                                                                                                                                                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                    | Material Assets                                                                              | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                 | Check Scottish Planning Policy (superseded Zero Waste Plan)                                                            | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Cultural Heritage</b> <ul style="list-style-type: none"> <li>Promote protect and, where appropriate, enhance the historic environment.</li> </ul>                                                                                                                      |                                                                                              |                                                                                                                                                                                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |
| Will the option affect any <a href="#">archaeological sites</a> , <a href="#">scheduled monuments</a> , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting? | Cultural heritage, incl architectural and archaeological heritage (and links with landscape) | Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record. | GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.<br><br>Canmore Database | -                        | Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.                                                                                   | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                                              |                                                                                              |                                                                                                                                                                                                                                                                                                          |                                                                                                                        |                          |                                                                                                                                                                                  |                           |



| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |

OP115 – 34-40 Abbotswell Road

Mixed Use/ Residential 1.03ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                                                                                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                                                   | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                            |                                |                                                                                                                                                                                                                 |                                 |
| <p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the <a href="#">Scotland River Basin Management Plan</a>?</p>                                                                                                                                                                | <p>Water</p>                                        | <p>Site is partially bound to the east by the Kincorth watercourse, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p> | <p><a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p> | -                              | <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEPM may be required to eliminate/ mitigate impacts to River Dee.</p> | 0                               |
| <p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>                                                                                                                                                                                                                           |                                                     | <p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this relatively small-scale</p>                                                                                                                                                                                                                                                                                                            | <p>OS Map</p> <p>GIS Hydrogeology Maps</p>                                                                                                                                                                                                 | -                              | <p>Development required to comply with national and local planning policy requiring all new development to install</p>                                                                                          | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                                                                                      | Objective/ Related SEA topic if applicable | Comments                                                                        | Information available – GIS/site visit? | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                              | Scoring – post mitigation |
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| large-scale abstraction or allow the de-culverting of a watercourse?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                            | development would likely be limited. See above re. impact on water environment. |                                         |                          | water-saving technologies.                                                                                                              |                           |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                            | Connections available nearby.                                                   | GIS Scottish Water Layer                | 0                        | N/A                                                                                                                                     | 0                         |
| <p><a href="#">Blue Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>                                                                                                                                                                                                                                            | Water, Climatic Factors and Human Health   | The north-eastern edge of the site is at risk of flooding from adjacent burn.   | GIS Layers for Flood Risk               | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. | 0                         |
| <p><a href="#">Biodiversity, Flora and Fauna</a></p> <ul style="list-style-type: none"> <li>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</li> <li>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</li> <li>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</li> </ul> |                                            |                                                                                 |                                         |                          |                                                                                                                                         |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                                                                                                           | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Information<br>available –<br>GIS/site visit?                                                                                                                              | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                                                                | Scoring –<br>post<br>mitigation |
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| <p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p> | Bio flora and fauna                                 | <p>Previously industrial use and recently cleared of all buildings, the site is of very low ecological value. There is the potential for natural habitats and wildlife species to be present within the areas of surrounding woodland. The site also lies in close proximity to the River Dee Special Area of Conservation (SAC). In this regard, a Habitats Regulations Appraisal (HRA) will be required. The site and surrounding area is also associated with bat habitat/ activity.</p> | <p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p> | -                              | <p>Bat Survey will be required at planning application stage.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> | 0                               |
| <p><b><u>Climate Change Mitigation</u></b></p> <ul style="list-style-type: none"> <li>• Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>• Reduce vulnerability to the effects of climate change.</li> </ul>                                                                                                                                                                           |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                            |                                |                                                                                                                                                                              |                                 |
| <p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>                                                                                                                                                                                                                                                                                                            | Climatic Factors                                    | <p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation and employment facilities. There are facilities within 800</p>                                                                                                                                                    | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>                                                                                            | -                              | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>      | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                    | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                            | metres of the site (Kincorth Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Tullos and Altens).                     | GIS Layers for cycle lanes/facilities                                      |                          | dioxide emissions by at least 15% below 2007 building standards.<br><br>LDP Policy encourages waste minimisation and sustainable and active travel.                                                                      |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                        | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br><br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                                                                                                                                                               |                                                                            |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                          | Information available – GIS/site visit?                                            | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                            | Scoring – post mitigation |
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| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                        | Population and human health or material assets | The site is zoned to Kirkhill Primary and Kincorth Adademy, both of which would not be over capacity as a result of this development.                                             | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity                   | 0                        | N/A                                                                                                                                                                                   | 0                         |
| <b>Soils</b> <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                           |                                                |                                                                                                                                                                                   |                                                                                    |                          |                                                                                                                                                                                       |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                      | Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction.                                                                  | Site Visit<br>Existing LDP Allocations                                             | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area. | 0                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                                | Previous industrial use. Evidence of contamination of soil at two locations on the site, although the contamination is not considered to present a significant risk to end users. | GIS Layers for contamination,<br>Historic Land-use, Landscape Character Assessment | -                        | Policy R2 of ALDP requires that the site be remediated prior to development taking place.                                                                                             | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                                |                                                                                                                                                                                   |                                                                                    |                          |                                                                                                                                                                                       |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                   | Objective/ Related SEA topic if applicable | Comments                                                                                                                              | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                   | Scoring – post mitigation |
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| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc. | Material assets                            | Likely to be delivered within LDP timeframe.                                                                                          | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                          | +                         |
| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                 | Climatic factors                           | Predominantly flat, north-east facing and exposed.                                                                                    | Aerial Map<br><br>Site Visit                                                                                           | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.      | +                         |
| Vehicular Access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                       | Material assets and climatic factors?      | No significant road network issues identified.                                                                                        | Aerial Map<br><br>Site Visit                                                                                           | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.<br><br>TS or TA will be required with planning application. | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                | Climatic factors and human health          | Site is located within close proximity to a range of facilities many of which can be accessed via public transport/ walking/ cycling. | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities                                           | +                        | N/A                                                                                                                                                          | +                         |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                     | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information<br>available –<br>GIS/site visit?                                                          | Scoring –<br>pre<br>mitigatio<br>n | Mitigation if<br>appropriate?                                                                             | Scoring –<br>post<br>mitigation |
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| <p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul>                                                                                                                             |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                        |                                    |                                                                                                           |                                 |
| <p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p> | Landscape                                           | The landscape setting of this section of the lower Dee valley is characterised by the natural elements of the river Dee, open parkland and trees, which combine to soften the transition from rural Aberdeenshire to the urban environment of Aberdeen city centre on key approach routes. The landscape setting on the southern side of the river is already somewhat compromised by the existing Banks of Dee football stadium and care home developments, both of which sit on higher ground than the application site. As a result, the precedent of development to the east of the park is already established. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN<br><br>Site Visit | --                                 | Careful siting, design, massing and to limit impacts.                                                     | -                               |
| <p><u>Material Assets</u></p> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                                                            |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                        |                                    |                                                                                                           |                                 |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                                                      | Material Assets and Human Health                    | Waste from the development would be directed to the local Material Energy Recycling Facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Existing LDP allocations for Waste Facilities                                                          | ++                                 | N/A                                                                                                       | ++                              |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution)                                                                                                                                                                 | Material Assets                                     | Development will provide adequate space for kerbside collection or recycling facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Check Scottish Planning Policy (superseded)                                                            | 0                                  | New development will be required to provide sufficient space for the storage of general waste, recyclable | 0                               |



| Site assessment question (click on links embedded in the text for further guidance)                                                                                   | Objective/ Related SEA topic if applicable | Comments                          | Information available – GIS/site visit?                                       | Scoring – pre mitigation | Mitigation if appropriate?                                                             | Scoring – post mitigation |
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| uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?                                          |                                            |                                   | Zero Waste Plan)<br>Site Proposal / Masterplan / Development Framework        |                          | materials and compostable wastes where appropriate, as per LDP policy.                 |                           |
| <a href="#">Population</a> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                            |                                   |                                                                               |                          |                                                                                        |                           |
| Promote economic growth, social inclusion, environmental improvement, health and safety.                                                                              | Population                                 | 100% of housing to be affordable. | Site Proposal / Masterplan / Development Framework<br>Existing LDP Allocation | ++                       | Developer contributions may be required as appropriate for environmental improvements. | ++                        |

## OP116 – Froghall Terrace

## Residential/ Student Accommodation 1.7ha

|                        |          |         |         |                       |
|------------------------|----------|---------|---------|-----------------------|
| ++                     | +        | 0       | -       | --                    |
| Significantly positive | positive | neutral | adverse | Significantly adverse |

| Site assessment question<br>(click on links embedded in the text for further guidance)                                                                                                                                                                                                                                                                         | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                                                                                                                                                                                               | Information<br>available –<br>GIS/site visit? | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                                              | Scoring –<br>post<br>mitigation |
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| <p><u>Water</u></p> <ul style="list-style-type: none"> <li>Promote sustainable use of water and mitigate the effects of floods and droughts.</li> <li>Ensure that the water quality and good ecological status of the water framework directive are maintained.</li> <li>Maintain water abstraction, run-off and recharge within carrying capacity.</li> </ul> |                                                     |                                                                                                                                                                                                        |                                               |                                |                                                                                                                                            |                                 |
| Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)                                                                                                                                                            | Water                                               | All new development will increase the need to abstract water from the River Dee. It is not anticipated that the level of abstraction from this medium scale residential proposal would be significant. | OS Map<br>GIS<br>Hydrogeology<br>Maps         | -                              | Development required to comply with national and local planning policy requiring all new development to install water-saving technologies. | 0                               |
| Can the option connect to the public foul sewer?                                                                                                                                                                                                                                                                                                               |                                                     | Connections within and adjacent to site.                                                                                                                                                               | GIS Scottish Water Layer                      | 0                              | N/A                                                                                                                                        | 0                               |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                  | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                  | Information available – GIS/site visit?                                                                                      | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                                                                                                   | Scoring – post mitigation |
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| <p><a href="#">Flood Risk</a></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>       | Water, Climatic Factors and Human Health   | High, medium and low risk of surface water flooding identified within site (SEPA Flood Risk Map).                                                                                                                                                                                                                                                                                                                                         | GIS Layers for Flood Risk                                                                                                    | -                        | Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.                                                                                                                                                      | 0                         |
| <p><a href="#">Climate Change Mitigation</a></p> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</li> <li>Reduce vulnerability to the effects of climate change.</li> </ul> |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                              |                          |                                                                                                                                                                                                                                                                                              |                           |
| What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?                                                                                                                                       | Climatic Factors                           | <p>The provision of a residential/quasi-residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are significant employment opportunities in close proximity (Aberdeen City Centre).</p> | <p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> | -                        | <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and</p> | 0                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                                              | Objective/ Related SEA topic if applicable     | Comments                                                                                                                                                                      | Information available – GIS/site visit?                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                                                               | Scoring – post mitigation |
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|                                                                                                                                                                                                                                                                                                  |                                                |                                                                                                                                                                               |                                                                        |                          | sustainable and active travel.                                                                                                                                                                                           |                           |
| <b>Air Quality</b> <ul style="list-style-type: none"> <li>Limit or reduce the emissions of pollutants.</li> </ul>                                                                                                                                                                                |                                                |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Could the option lead to the designation of a new Air Quality Management Area (AQMA)?                                                                                                                                                                                                            | Air                                            | Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction. | GIS Layers for Air Quality Management Areas<br>Air Quality Action Plan | -                        | New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. | 0                         |
| <b>Service Infrastructure</b> <ul style="list-style-type: none"> <li>Protect and enhance outdoor access opportunities and access rights.</li> <li>Protect and enhance human health.</li> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul> |                                                |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |
| Education capacity - Secondary School Catchment Area/<br>Primary school catchment area.<br>Health provision.                                                                                                                                                                                     | Population and human health or material assets | Sunnybank Primary School and St. Machar Academy catchments. Both establishments will be over capacity within the next three years.                                            | GIS Layer for School Catchments<br>Aberdeen School Roll Capacity       | -                        | Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.                                                                                                                   | 0                         |
| <b>Soils</b>                                                                                                                                                                                                                                                                                     |                                                |                                                                                                                                                                               |                                                                        |                          |                                                                                                                                                                                                                          |                           |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                                 | Objective/ Related SEA topic if applicable | Comments                                                                                                 | Information available – GIS/site visit?                                                                                | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| <ul style="list-style-type: none"> <li>Reduce contamination, safeguard soil quantity and quality.</li> </ul>                                                                                                                                                        |                                            |                                                                                                          |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Is the option on greenfield or brownfield land?                                                                                                                                                                                                                     | Material Assets and Soils                  | Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction. | Site Visit<br>Existing LDP Allocations                                                                                 | -                        | Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. | 0                         |
| Are there any contaminated <a href="#">soils issues</a> on the site and if so, will the option reduce contamination?                                                                                                                                                |                                            | Site identified as being contaminated.                                                                   | GIS Layers for contamination, Historic Land-use, Landscape Character Assessment                                        | -                        | As above.                                                                                                                                               | 0                         |
| <b>Deliverability/Sustainability Constraints</b> <ul style="list-style-type: none"> <li>Promote good design, safe environment, clean environment and good quality services.</li> <li>Protect and enhance outdoor access opportunities and access rights.</li> </ul> |                                            |                                                                                                          |                                                                                                                        |                          |                                                                                                                                                         |                           |
| Will the site be delivered within the LDP timeframe?<br><br>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.                                                                                                               | Material assets                            | It is likely that the proposal will be delivered within the LDP timeframe.                               | Site Proposal / Masterplan / Development Framework<br><br>GIS Layers for gas networks, gas pipelines<br><br>Site Visit | +                        | N/A                                                                                                                                                     | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                     | Objective/ Related SEA topic if applicable | Comments                                                                                                                                                                                                  | Information available – GIS/site visit?                                              | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                              | Scoring – post mitigation |
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| Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?                                                                   | Climatic factors                           | Site is relatively flat and well sheltered.                                                                                                                                                               | Aerial Map<br>Site Visit                                                             | +                        | Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP. | +                         |
| Vehicular access constraints or opportunities -<br><br>Road network capable of accommodating traffic generated?                                                         | Material assets and climatic factors?      | Unlikely to result in any significant road network/ accessibility issues.                                                                                                                                 | Aerial Map<br>Site Visit                                                             | 0                        | Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.                                                        | 0                         |
| Is the site close to a range of facilities? Can these be accessed by public transport?                                                                                  | Climatic factors and human health          | Location is good relative to existing facilities with a number of transport options at present.                                                                                                           | GIS Layer for bus stops/bus routes<br><br>Check distance to local facilities         | +                        | N/A                                                                                                                                                     | +                         |
| <u><a href="#">Landscape Designated Sites</a></u> <ul style="list-style-type: none"> <li>Maintain and support landscape character and local distinctiveness.</li> </ul> |                                            |                                                                                                                                                                                                           |                                                                                      |                          |                                                                                                                                                         |                           |
| <u><a href="#">Non-designated landscape features and key landscape interests</a></u><br><br>Does the proposal ensure that development does not                          | Landscape                                  | Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. | Landscape Character Assessment<br><br>Existing LDP allocations for Greenbelt and GSN | 0                        | Careful setting, design and landscaping to ensure landscape 'fit'.                                                                                      | +                         |

| Site assessment question (click on links embedded in the text for further guidance)                                                                                                                                                                    | Objective/ Related SEA topic if applicable | Comments                                                                                      | Information available – GIS/site visit?                                                                               | Scoring – pre mitigation | Mitigation if appropriate?                                                                                                                                                       | Scoring – post mitigation |
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| exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?                                                                                                   |                                            |                                                                                               | Site Visit                                                                                                            |                          |                                                                                                                                                                                  |                           |
| <b>Material Assets</b> <ul style="list-style-type: none"> <li>Minimise waste.</li> </ul>                                                                                                                                                               |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |
| Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?                                                                                                                                  | Material Assets and Human Health           | Waste from the development would be directed to the local Material Energy Recycling Facility. | Existing LDP allocations for Waste Facilities                                                                         | ++                       | N/A                                                                                                                                                                              | ++                        |
| For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste? | Material Assets                            | Development will provide adequate space for kerbside collection or recycling facilities.      | Check Scottish Planning Policy (superseded Zero Waste Plan)<br><br>Site Proposal / Masterplan / Development Framework | 0                        | New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy. | 0                         |
| <b>Population</b> <ul style="list-style-type: none"> <li>Promote economic growth, social inclusion, environmental improvement, health and safety.</li> </ul>                                                                                           |                                            |                                                                                               |                                                                                                                       |                          |                                                                                                                                                                                  |                           |

| Site assessment question<br>(click on links embedded in the text for further guidance)   | Objective/<br>Related SEA<br>topic if<br>applicable | Comments                | Information<br>available –<br>GIS/site visit?                                                 | Scoring –<br>pre<br>mitigation | Mitigation if<br>appropriate?                                                                                 | Scoring –<br>post<br>mitigation |
|------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| Promote economic growth, social inclusion, environmental improvement, health and safety. | Population                                          | 25% affordable housing. | Site Proposal /<br>Masterplan /<br>Development<br>Framework<br><br>Existing LDP<br>Allocation | +                              | Developer contributions may be required as appropriate for environmental improvements and affordable housing. | +                               |