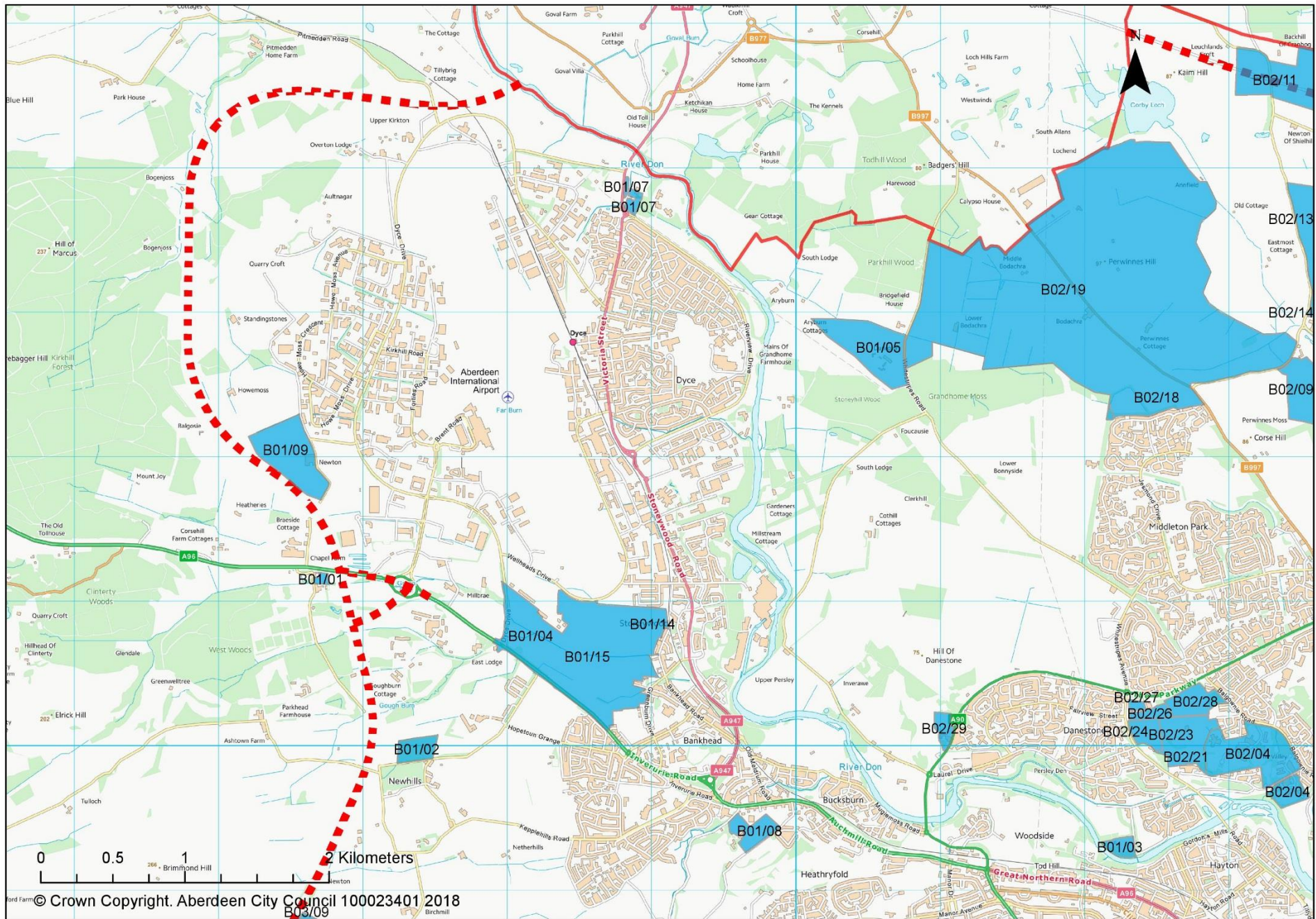


Appendix 6 Strategic Environment Assessment: Undesirable Sites

Ward 1 – Dyce/Bucksburn/Danestone

- B0101 – Chapel Farm
- B0102 – Newhills South
- B0103 – Bleachfield House
- B0104 – Gateway Site OP19
- B0105 – Land at Heathfield Farm and Airyburn Farm
- B0107 – Mains of Dyce
- B0108 – Newton Croft
- B0109 – Newton Farm
- B0114 – Rowett North New AECC
- B0115 – Rowett North New AECC



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B0101 – Chapel Farm

Employment 0.76ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		Site is in use. 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	Site is in use. Connections are possible.	OS Map 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>Flood Risk</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	Green Burn runs partway through the southern edge of the site and is prone to flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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	Site has grassland and other broadleaved woodland. Potential bat habitats. Otters and Roe Deer have been recorded on site. Green Space Network runs along southern boundary.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Due regard will be given to preservation of woodland on site. Bat Survey will be required at planning application stage. Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Site is already in use for business/industrial purposes. Further densification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stop is available within 100m; however, this involves crossing the dual carriageway. Recreation and shopping facilities are over 2km away.</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>	-
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new	Air	Not likely to have a significant impact on air quality. However, increase 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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?	Population and human health or assets	Limited open space on site. Development would result in little loss of open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	+	Sufficient open space provision will be required as per the Open Space Policy in the LDP.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 if new or further construction takes place. However, redevelopment of a brownfield site may	Site Visit 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
		also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.			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?		A large area within the centre of the site is classed as potentially contaminated land – Chapelcroft Tip.	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site is flat and south facing with good shelter from northerly winds.	Submitted Bid Documents Aerial Map	0	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
			Site Visit		from passive solar gain and shelter from winds, as per the LDP.	
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible via an access road from the A96. Road is capable of accommodating generated traffic from business/industrial use.	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 over 2km from the nearest neighbourhood centre. There is a bus stop within 100m of the site, however this involves crossing the dual carriageway.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	LDP Policy encourages sustainable and active travel.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 has limited landscape features with the exception of some broadleaved woodland.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
townscape and character of surrounding area?						
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
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. Existing use is for business/industrial purposes. Proposed use would re-use the existing structures on site but has the potential to erect new structures/buildings. Site is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the reuse of 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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development will offer employment opportunities for those living in the area. It will help promote economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0102 – Newhills South

c.50-100 Houses 3.84ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		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 GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Development would interfere with site as it is on greenbelt land and part of the Green Space Network.</p> <p>Significant loss of mature tree belts on site.</p> <p>Site is identified as being an area of potential bat habitat. Red squirrels have been spotted 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>--</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.</p> <p>Due regard to be given to 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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and</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>-</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
Assessment of Climate Emissions)?		<p>consumption, transport movement and waste.</p> <p>Site is distant from local facilities (1.5km) and is not accessible by public transport. Closest bus stop is 1.1km away. Development would encourage use of private car which will have long term negative impact on climatic factors through emissions.</p>	<p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</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><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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
<p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 						

Site assessment question (click on links embedded in the text 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"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Both Brimmond Primary and Bucksburn Academy are within capacity at present, but they will be overcapacity in 2020. Closest GP is 1.8km away.	GIS Layer for School Catchments 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?		Site contains a significant area of open space with wooded farmland. This would be lost/disrupted if development were to go ahead.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 would result in loss/disruption of open space and wooded farmland. It would sever 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.	--
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site is flat, south facing with good shelter from northerly winds through generous tree cover.	Submitted Bid Documents Aerial Map Site Visit	0	N/A	0
Vehicular Access constraints or opportunities -	Material assets and climatic factors?	There is no access into the site from the main road. A road would have to be constructed.	Submitted Traffic Assessments	--	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 distant from local facilities (1.5km) and is not accessible by public transport. Closest bus stop is 1.1km away. Employment opportunities are available within 1.1km.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	LDP Policy encourages sustainable and active travel to reduce vehicle emissions.	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 of this site will have permanent and negative effect in the landscape setting of the area. Part of the site is classified as ancient woodland. Much of the woodland and open space would be lost/disrupted as a result of development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	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		Part of the site is classed Ancient Woodland. Development may affect this landscape character of the area.	Landscape Character Assessment Existing LDP allocations for	--	Landscape impact can often be mitigated through 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
and the qualities of wild land?			Greenbelt and GSN Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0103 – Bleachfield House

Mixed Use 2.4ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?	Water	Development has the potential to impact River Don, which bounds the site to the south. There is possibility of release of waterborne pollution into the river during construction.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps 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. 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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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
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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	River Don flows to the south and west of the site. It is prone to flooding – all of the site is within the 1:1000 river flood risk category. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	--	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Possible impact on River Don Local Nature Conservation Site which runs along the south and west of the site. Ancient woodland is present within the site. Site is part of the Green Space Network and is zoned as Greenbelt. Development of site has potential to affect the woodland, GSN and LNCS.</p> <p>Japanese knotweed is present around the site. Double Dart, Black-Headed Gull and Herring Gull have been spotted 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>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.</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><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 mixed 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 is a bus stop within 400m. Proposal includes a cultural centre, retail and employment use, which</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		would result in additional vehicular movements in the area – this will have a long term negative impact on climatic factors through emissions.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Danestone Primary is currently running at 69% capacity and may be able to accommodate this development as it is forecasted to be at 89% capacity in 2025. Oldmachar Academy currently has capacity. It is anticipated that it will be over capacity in 2024. A medical practice is within 800m of the site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	N/A	+
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?		The site includes an abandoned playing field and several mature trees. Development would result in loss of open space and potentially some trees.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per the Open Space Policy in the LDP. Retention of trees will be encouraged as per LDP Policy.	-
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 unattractive and abandoned.	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.	+
Soils <ul style="list-style-type: none"> 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
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is on brownfield land whereas the playing field is on greenfield land. 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 Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	The site is generally flat, south west facing, and has generous shelter from northerly winds provided by tree belts.	Submitted Bid Documents	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
gain? Is the site protected from prevailing winds?			Aerial Map Site Visit			
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access in and out of the site would be difficult as it's through a narrow road. Taking into consideration the various uses proposed, they could generate a considerable amount of traffic.	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	Site is within 800m of local facilities and bus stops are available within 400m and 800m of the site. Employment opportunities are available within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	Development would have limited impact on landscape as the existing building on site is dilapidated, and the playing field is abandoned. The building would be replaced, and this would have a somewhat positive impact on landscape. Given the thick tree belt surrounding the site, the proposal would be unobtrusive to the landscape of the overall area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
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 wild land?		Development can have a negative impact on the existing mature trees. Site is part of the River Don Valley and it is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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, employment, retail and cultural services on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal would provide private housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0104 – Gateway Site, OP19

Retail 9.8ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 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>Flood Risk</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.</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 Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 in use as agricultural grazing land. 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 Space Network. This is likely to be affected by development.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map 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 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</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.					are maintained and enhanced. Bat survey will be required as bats are suspected on the site.	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Provision of bulky good store 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 the closest facilities are 1.4km away. Although there are bus stops within 400m of the site, a bulky goods store would result in additional vehicular movements in the area – this will have a long term negative effect 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>	-
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						

Site assessment question (click on links embedded in the text 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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal would interfere with current green space network element within the site. However, documents show that the GSN will be incorporated into the final proposal design so as to avoid adverse impacts on species and habitats.	Submitted Bid Documents	-	Due regard to be given to the Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.	0
Soils <ul style="list-style-type: none"> 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
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 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 there is potential contamination on 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	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
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, south facing with little shelter from northerly winds.	Submitted Bid Documents Aerial Map 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 - 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. Retail use on the site would result in additional traffic.	Submitted Traffic Assessments	-	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	There are bus stops within 400m of the site. Employment opportunities are within 250m of the site. Shopping facilities are approximately 1.4km from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 have permanent and negative effect in the landscape setting of the area as it is one of the gateways into Aberdeen city. It would be visible from the A96 and would detract from the stature of the new Aberdeen Exhibition Conference Centre.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	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 and the qualities of wild land ?		The northern half of the site is identified as Prime Landscape. The southern half of the site is currently wooded farmland, whilst the northern half is the River Dee Valley. Proposal would detract from one of the gateways into the City.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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"> Promote protect and, where appropriate, enhance the historic environment. 						
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Records show there are two sites and monuments on the western boundary outwith the site: Coin Hoard, Bankhead Farm (Walton Road) and Beaker, Stonewood, Dyce Drive. Development of the site would provide opportunity for members of the public to visit these monuments.	Submitted Bid Documents	+	N/A	+
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Retail proposal will provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0105 – Land at Heath Farm and Airyburn Farm

300 Houses 16.5ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map 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>Flood Risk</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>Small pocket in the North and North East of the site - 10% chance of flooding happening in any one year from surface water. There are no records of flooding incidents 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 Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Development would have limited impact on flora and fauna.</p> <p>South eastern corner and a central area of the site falls within an area of potential bat habitat.</p> <p>Site is bounded by the GSN to the south east. It is adjacent to Stoneyhill Wood and Grandhome Moss LNCS to the south and southeast.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	<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

Site assessment question (click on links embedded in the text 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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 distant from local facilities (more than 1km). This is likely to increase vehicular movement and traffic into the built-up area which will 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>	-
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Danestone Primary School has capacity both in the short and long term. Oldmachar Academy has capacity but will be overcapacity in the longterm. A medical practice is available 2.4km away.	GIS Layer for School Catchments 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 open space to the west of the site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Site is bound by green space network to the southeast. Possibility of little impact on green space network.	Submitted Bid Documents	-	Due regard will be given to Green Space network policy when planning new developments to ensure habitat links are maintained and enhanced.	0
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 soils issues on the site and if so, will the option reduce contamination?		Derelict and dilapidated site with potential contamination. There are issues with 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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Gently undulating site that is east facing. Shelter from northerly winds is provided by slightly higher ground and woodland.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The closest access road to site is Whitestripes Road. Construction of further access roads within the development would be needed.	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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Nearest bus stop is 2.3km away. Site is very distant from local shopping facilities. Employment opportunities available within 1.2km.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	New development should consider sustainable travel methods in line with LDP transport and air quality policies.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 significantly impact the landscape because there are existing unattractive buildings on site which would be demolished and replaced with more attractive buildings. However, 300 houses would interfere with the open farmland landscape setting.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	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 and the qualities of wild land?		300 houses would create an isolated island of development in a rural setting that is sparsely populated with the few existing landscape features such as woodland.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
<u>Material Assets</u>						
<ul style="list-style-type: none"> Minimise waste. 						
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 (water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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 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) 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"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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 may have an impact on Standing Structure on site – Bickerhard.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect historic features on site as per LDP Policy and national legislation.	0
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape.	Development of site could result in more people having the opportunity to access and view the Standing Structure on site.	Submitted Bid Documents	+	N/A	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0107 – Mains of Dyce

c.15 Houses 1.75ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Development has the potential to impact North Kirkhill Burn (a tributary of River Don), which runs through the west of the site. There is possibility of release of waterborne pollution into the river during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</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>Possibility of release of waterborne pollution into the North Kirkhill Burn (a tributary of 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 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 Groundwater Dependent Terrestrial Ecosystems (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 small Burn running through the site may affect drainage. Potential for the areas closest to the Burn to be impacted if development is located within close proximity.	OS Map 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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 Map the very north and north west of the site has a 0.5% chance of flooding happening in any one year (source: river). A small pocket in the east of the site has a 10% chance of flooding happening in any one year. Site is close to the River Don which is only 105m to the north. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk 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 (click on links embedded in the text 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><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 part of the greenbelt and southern half of the site sits within the Green Space Network – this would be affected by development.</p> <p>Designated species on site: Starling. The site falls within an area of potential bat habitat (woodlands).</p> <p>Local Nature Conservation site (River Don Corridor) is just north of the site at the River Don. Outwith the site boundary, to the east is an area of ancient woodland.</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><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE -</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and</p>	<p>GIS Layers for bus routes/bus stops – shows</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating</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
Spatial Planning Assessment of Climate Emissions)?		<p>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>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/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>	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
<p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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%. A medical practice is available within 1.1km.	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	N/A	+
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?		Site is greenbelt land and green space network, and although there are some buildings on site, much of the site is unused farmland. Development would result in the loss of open space on site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		There is a core path running through a road central to the site, and another core path west of the site. Development is not expected to affect these.	GIS Layer on Core Paths/Cycle Lanes	+	N/A	+
Will the proposal have the opportunity to enhance the green network through for		Development has the potential to improve on the existing open farmland which is currently unused and has overgrown vegetation.	Submitted Bid Documents	+	Provision of new and/or retention of elements of existing green spaces within the site as part 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
example the green infrastructure on site?					development. Due regard will be given to Green Space Network policy.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Parts of the site is greenfield land while a small part with residential buildings is brownfield. 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 Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	Proposal's expected completion will be within the LDP timeframe. There is a pylon on site.	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
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 facing site. Undulating and quite steep where the Burn is situated. Area is fairly open with some limited protection offered by trees close to the farm buildings.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to site is very narrow. It would not be able to accommodate generated traffic.	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	Site is within 1km of local shopping and recreation facilities. Employment opportunities are within 500m and there is a bus stop within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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	There is little development around the site with the exception of the farmhouses. Development in this site would almost be an island as it is separated from other residential development in the general area by two roads.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Site sits within an area of prime landscape – it is part of the River Don Valley. Development would be visible to traffic driving along the A947, which is a key gateway into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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	Part of the site is brownfield – therefore the development will provide housing on part of a site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	Sites and Monuments Record shows a standing structure (farmstead) on site - Mains of Dyce (off Oldmeldrum Road). It is still in use and development is likely to affect it.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	-	Development will be required to respect any historic features of the standing structure 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
heritage sites or their setting?			Canmore Database			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal would provide private and affordable housing to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0108 – Land at Newton Croft

80 Houses 4.8ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		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	Connections are possible,	OS Map 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>Flood Risk</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 little risk of flooding on the site. There have been no recorded flooding incidents on the site. There is one watercourse (Bucks Burn) just outside the northern 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>Submitted Bid Documents</p>	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Development would negatively impact flora and fauna. Site is in the greenbelt and is part of the Green Space Network. The Bucksburn Local Nature Conservation Site is just to the west/south west of the site.</p> <p>Grey squirrels and Pipistrelle bats 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>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>	-

Site assessment question (click on links embedded in the text 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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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%. A medical practice is located 530m away.	GIS Layer for School Catchments 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 open space and connectivity and accessibility to open space or result in a loss of open space?		Some loss of open space (Newton Terrace Playing Fields) as a result of development.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		Development proposes to include green links and a network of open spaces.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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?		A small area of the western edge of the site is identified as being potentially contaminated land.	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Northwest facing site. Shelter is provided by established woodland to the south and west. Southern part of site slopes steeply from north to south. Most of the site is on quite a steep slope, with a gradient of 1:9.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access would be via Howes Road however further access would need to be created to serve the development.	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, schools and a medical practice. Bus stops are available 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			
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 part of the greenbelt and green space network, although there are some residential development in the general area. It is currently used for agricultural grazing land. There is overgrown vegetation and some mature tree belts which would potentially be lost if the site is developed. There is a rubble boundary wall through the centre of the site which is likely to be lost if development were to go ahead.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0109 – Newton Farm

Employment 15.5ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		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 GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Eastern boundary of the site falls 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>	-	Bat Survey will be required at planning application stage.	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 and industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is fairly distant from local facilities however it is accessible by public</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
		transport. The closest bus stop is 400m away. Development has the potential to encourage use of private car which will have long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
<u>Soils</u> <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe. The site is next to the BP Oil Pipeline which has the possibility of restricting development.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Consult HSE regarding the Pipeline to determine the potential risk of the pipeline to public safety.	-
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Mostly north western facing site that is open with little shelter. Gentle undulations throughout the site with a somewhat steeper slope towards the south.	Submitted Bid Documents Aerial Map 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?	Site is accessible via an access road that links to Dyce Drive.	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	Closest shopping facilities are at least 2km away. However, bus stops are available within 400m. Proposal would introduce employment opportunities to the area.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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>Open landscape that is bound to the west by the AWPR. No significant tree belts surrounding the site. Development would interrupt the open landscape of the area especially because the site is quite elevated, although there are other business/industrial buildings further away from the site to the east.</p> <p>A hedge row sits along the northern boundary of the site. This is likely to be unaffected by development.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-		-
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will enable business and industrial uses on the site. This will help to spur economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0114 – Rowett North New AECC

c.100-125 Houses 3.7ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map 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>Flood Risk</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 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>	<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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>North of the site falls within an area of potential bat habitat.</p> <p>Site is largely arable land with allotments on the 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>	-	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.						
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 500m. 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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Stoneywood Primary School as of 2018 is at 45% capacity, and by 2025 will be at 71% capacity. Bucksburn Academy as of 2018 is at 87% capacity, and by 2025 will be over capacity at 135%. A medical practice is available within 1.3km.	GIS Layer for School Catchments 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?		Although the site is zoned for business use, development will impact the open space whereby part of it is used for allotment purposes.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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
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. However, given that it is residential development it would have the opportunity to enhance the existing open space.	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.	-
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	Proposal's expected completion will be within the LDP timeframe. Site is adjacent to a railway line to the east. The Airport LAeq Noise Contours go	Submitted Bid Documents	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pylons, underground gas pipelines etc.		through the site meaning that there would be some disruption to prospective residents from aircraft noise.	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	East/west facing site that is flat albeit with little vegetation cover to protect from northerly winds.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be difficult given the railway line to the east severs it from what would be main access road (Stoneywood Road).	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	Site is within 400m of shopping and recreation areas and there are bus stops within 500m. Employment opportunities are available within 800m.	GIS Layer for bus stops/bus routes 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
<p>Non-designated landscape features and key landscape interests</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	Eastern part of the site contains some ancient woodland. Development would negatively impact this. Site is also bound to the east by a railway line which will separate the development from surrounding residential uses – causing it to be an island.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0115 – Rowett North New ACEE

Employment 60ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 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
250m of the site which may be affected?						
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	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 Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<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 Space Network. This is 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>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.</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>0</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>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 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"> Limit or reduce the emissions of pollutants. 						
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	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport	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
					and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?		Although the site is zoned for business use and the proposal is for flexibility of the zoning, development will impact the open space whereby part of it is used for allotment purposes.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		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		Development would result in loss of open space used by public as allotments. It would also interfere with	Submitted Bid Documents	--	Provision of new and/or retention of elements of existing green	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green infrastructure on site?		current green space network element within the site.			spaces within the site as part of the development. Due regard will be given to Green Space Network policy.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	Development will be delivered within the LDP timeframe. The site sits within the NATS Perwinnes Safeguarding area where	Submitted Bid Documents GIS Layers for gas networks, gas pipelines,	-	Consult NATS as part of the development	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
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		development should not exceed 45m in height.	Site Visit		management process.	
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 some shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. 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.	Submitted Traffic Assessments	-	Travel Assessment will be required to be submitted with the application. 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 Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						

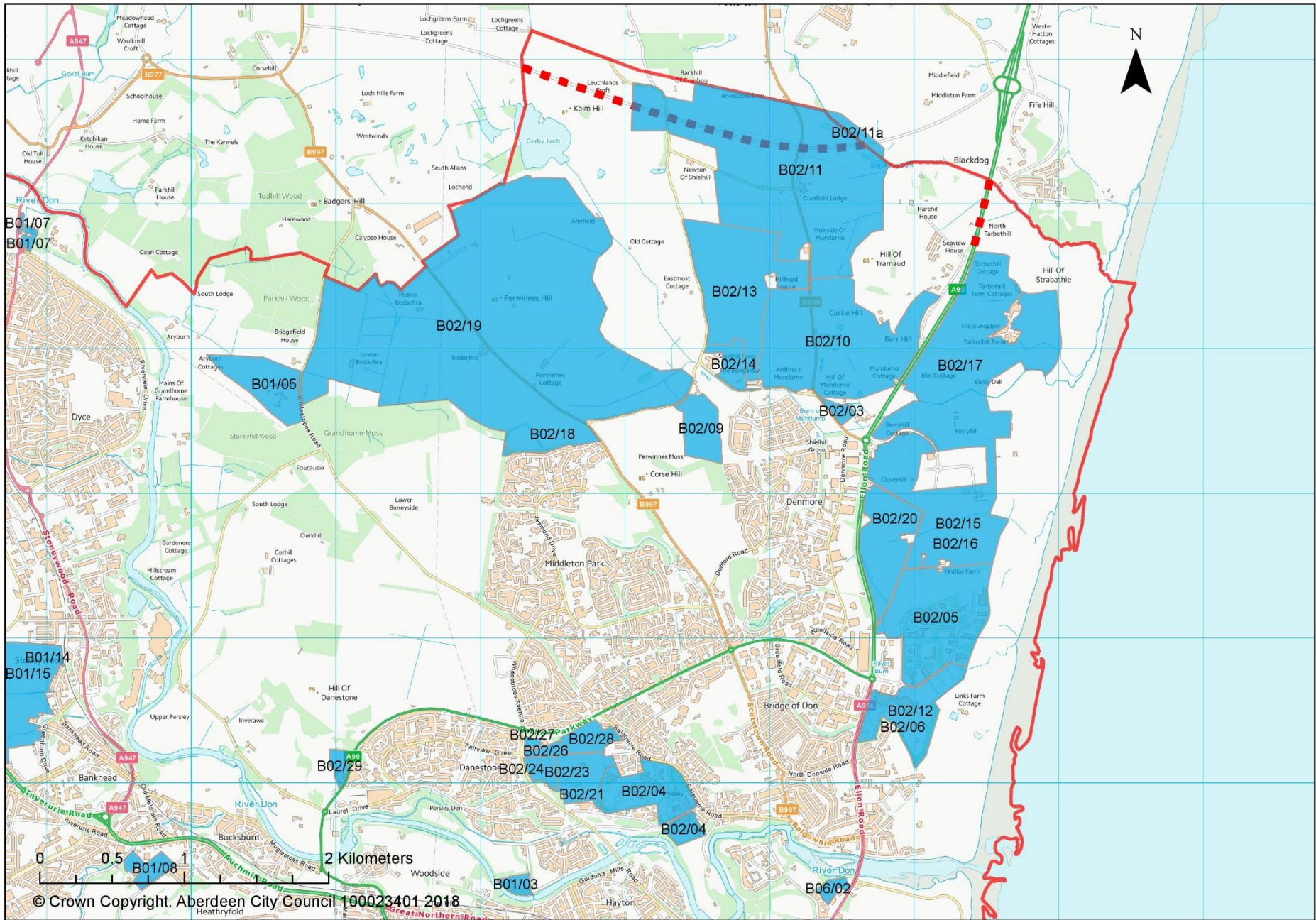
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Non-designated landscape features and key landscape interests 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	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.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		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 strip of ancient woodland to the southeast. Development would likely impact the ancient woodland.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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
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) 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"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	Standing structure with a memo for the Rowett Institute (Site Ref NJ81SE0175).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect/protect any features with significant historical importance as per LDP Policy and national legislation.	0
<u>Population</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
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Employment uses will provide opportunity for economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

Ward 2 – Bridge of Don

- B0203 – Mundurno
- B0204 – Aberdeen Innovation Park
- B0205 – Aberdeen Energy Park
- B0206 – AECC Proposed Recycling Centre
- B0209 – West Dubford
- B0210 – Mundurno
- B0211 – Newton of Mundurno
- B0212 – AECC (OP13)
- B0213 – Shielhill North and South
- B0214 – Shielhill South
- B0215 – Berryhill Farm 1
- B0216 – Berryhill Farm 2
- B0217 – Berryhill Farm 3
- B0218 – Causewayend
- B0219 – Perwinnes
- B0220 – Cloverhill
- B0221 – Balgownie Area 2
- B0223 – Balgownie
- B0224 – Balgownie Area 3
- B0226 – Balgownie Area 5
- B0227 – North of Balgownie
- B0228 – Land West of Balgownie Road
- B0229 – Site adjacent to Persley Croft



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B0203 – Mundurno

Hotel/ Leisure 1.95ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Development has potential to impact Mundurno Burn and Mill Lade, both located adjacent to the site. There is possibility of release of waterborne pollution into the waterbodies during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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>Possibility of release of waterborne pollution into the Mundurno Burn 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 water efficiency unless required to do so through mitigation measures.</p>	<p>OS Map GIS 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 development to install water-</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
					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 Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Visible signs of poor drainage from the site visit. Sections of the site had overgrown reeds and were waterlogged.	OS Map GIS Hydrogeology Maps Site Visit	-	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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 some risks of flooding on the site from the Mundurno Burn and Mill Lade, both located adjacent to the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	--	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 National Biodiversity Network Atlas shows there are 136 species within the site. The proposal would result in the likely loss or disturbance of wildlife species and habitats. NESBReC records indicate the presence of Invasive Non Native Plant Species Giant Hogweed in the area and Designated Species include Wood Sandpiper and Peregrine.</p> <p>Greenbelt & green space network nature of the site will be impacted by the 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>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.</p>	<p>-</p>
Climate Change Mitigation						
<ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>The provision of hotel/leisure 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 is a bus stop within 400m. Proposal is for a hotel/leisure use which would result in additional vehicular movements in the area – this will 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>	-
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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	-	New development should consider sustainable travel methods and sustainable construction methods in line with 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
					transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Green space network will be interrupted. Proposal states it will preserve and enhance 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.	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 Submitted Bid Documents	--	Measures should be in place to ensure that possible contamination from construction will be properly remediated 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
					not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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, southwest facing site with adequate shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	From the B999 there is a Public House Access Road to the south-west of the site. However, this would have to be widened to accommodate traffic from the proposed uses.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Assessment 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 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 within 800m of local facilities. It is also within 400m of a bus stop.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 characterized as open farmland in the Landscape Character Assessment. There will be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls. However, site is on greenbelt land and there is no development except a single hotel. Development would significantly interrupt the existing greenbelt and open landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposed hotel and leisure uses will introduce employment opportunities into the area and will boost economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0204 – Aberdeen Innovation Park

Employment, Mixed Use & Retail 13.7ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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>Flood Risk</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 there is little risk of flooding on the site. To the west, east and south east of the site, it is identified that there is a 10% chance of flooding happening in any one year as a result of surface water. However, no previous flooding incidents have been recorded.</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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p><i>Green Space Network Policy applies largely in the centre of the site and the western and southern boundary. To the south of the site there is ancient and semi-natural woodland. The site falls within an area of potential bat habitat. Majority of the site has already been developed on. Further development would likely result in some loss or disturbance of wildlife.</i></p> <p><i>Non-Native Plant Species</i> <i>Rhododendron on the site; Designated Species Eurasian Red Squirrel, Peregrine, Woodcock, Swift, Bullfinch, Whooper Swan, Starling, European Otter, West European Hedgehog and Song Thrush on site.</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>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.</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>0</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>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"> Limit or reduce the emissions of pollutants. 						
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</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
					policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?	Population and human health or material assets	Much of the site is developed with limited open space remaining.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		Core path running through the site will remain unaffected by the development.	GIS Layer on Core Paths/Cycle Lanes	0	N/A	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will have limited impact on the Green Space Network that is through the site. It would have opportunities however to enhance connections to the network.	Submitted Bid Documents	+	Provision of new and/or retention of elements of existing green spaces within 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
					site as part of the development.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is on brownfield land whereas the undeveloped parts are greenfield land. 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 Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. 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 soils issues on the site and if so, will the option reduce contamination?		There are three areas of the site (one in the north, one in the east and one in the south) identified as being potentially contaminated. However, as majority of the site is already extensively developed and is in current use, the	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,	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
		likelihood of major contamination is small.			is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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 south facing site with good shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site has good access.	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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within good proximity to local facilities (within 800m) and is within 400m of bus stops.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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	Several mature tree belts around the site. New development in current undeveloped spaces on the site would likely result in some loss or disturbance of existing tree belts.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful design and siting of development to ensure no trees are lost.	0
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover	Material Assets	Where existing buildings within the site would be utilised, development will provide mixed uses on sites that are already well-connected to suitable infrastructure (social, water-delivery,	Submitted Bid Documents Site Visit	+	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
existing on-site materials / resources?		sewerage, energy, tele-communication).			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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will	Cultural heritage, incl architectural and archaeological	One listed building: Balgownie Lodge Category B Listed building. Records show 3no sites and monuments on site: Balgownie House, Balgownie Lodge, described as a manor/castle and Balgownie Lodge (standing structure).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	-	Development will be required to respect and preserve/enhance the listed building	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
it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	heritage (and links with landscape)		Canmore Database		as per LDP Policy and national legislation.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Mixed uses will increase vibrancy in the overall area, provide employment opportunities and will have a positive impact on economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0205 – Aberdeen Energy Park

Employment, Mixed Use & Retail 30.1ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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>Flood Risk</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>No known risks of 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>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>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Site is adjacent to Balgownie/Blackdog Links Local Nature Conservation site and Green Space Network.</p> <p>Designated Species recorded on site: Linnets, Eiders, Peregrines, Redwings, Slender Trefoils, Bramblings, Spotted Flycatchers, Song Thrushes, Lapwings, Swifts and Dunnocks.</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 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>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 800m of shopping and recreation areas and there are bus stops within 400m. The site is 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>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</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
		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.	Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?	Population and human health or material assets	Much of the site is developed with limited open space remaining.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is on brownfield land whereas the undeveloped parts are greenfield land. 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 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?		Some contamination is present on site within several buildings. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.	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,	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
					including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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 south facing site with good shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site has good access. Mixed uses would result in additional traffic.	Submitted Traffic Assessments	-	Transport Assessment and Travel Plan 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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within good proximity to local facilities (within 800m) and is within 400m of bus stops. Proposed use would provide employment.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Several mature tree belts around the site. New development in current undeveloped spaces on the site may result in some loss or disturbance of existing trees.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful design and siting of development to ensure no trees are lost.	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover	Material Assets	Where existing buildings within the site would be utilised, development will provide mixed uses on sites that are already well-connected to suitable infrastructure (social, water-delivery,	Submitted Bid Documents Site Visit	+	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
existing on-site materials / resources?		sewerage, energy, tele-communication).			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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0206 – AECC Proposed Recycling Centre

Employment

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps 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 allow the de-culverting of a watercourse)?		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 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
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.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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	Bats have been recorded on site. Other designated species are: Grey Partridge, Red-backed Shrike, Kestrel.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	0	Bat Survey may be required at planning application stage. Opportunities for habitat enhancements/ green spaces/ corridors.	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m 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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		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.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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, 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
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Undeveloped areas present within the site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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
					remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has not indicated development start or completion timescales.	Submitted Bid Documents 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	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.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicle access for business/industrial uses would pose traffic problems.	Submitted Traffic Assessments	+	TA and TP may be required with 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 borders the Aberdeen Science and Technology Centre, and the proposed retail use would provide employment. Site is within 400m of bus stops.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0209 – West Dubford

61 Houses 9.18ha

++	+	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	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to the South Mundurno Burn ('bad 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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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, although it is recognised that the level of abstraction from this small-scale development would likely be limited. See above re. impact on water environment.</p>	<p>OS Map 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>	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections possible.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 site is not currently identified as being at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to an area at risk of low, medium and high flooding (pluvial and fluvial) associated with the South Mundurno Burn to the north-east and north-west of Sheilhill Road. The site is however well elevated from these areas. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in off-site flood risk.	GIS Layers for Flood Risk	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>The entirety of the site is covered by Local Nature Conservation Site designation (Scotstown Moor/Perwinnes Moss) and is designated Green Space Network.</p> <p>The site is largely covered in gorse scrubland, there is likely to be some loss or disturbance of wildlife habitat or</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p>	-	Bat survey required with application. Habitat enhancements may reduce residual impact on habitat/species.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<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>		<p>species. Identified as priority habitat HE1 European dry heath.</p> <p>Parts of the site are identified as being areas of potential bat habitat. A number of protected and locally important species including birds, mammals and invertebrates are identified (on site or within 100m buffer) many of which may be impacted by the proposal.</p>	<p>Green Space Network Map</p> <p>Site Visit</p>			
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local facilities and is less likely to significantly 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>Check distance to local facilities</p> <p>Submitted Bid Documents</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 sustainable and active travel.</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area 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 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	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Old Machar Medical Practice is approximately 1.6km from the site.				
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?		The proposal will result in the loss or fragmentation of existing open space (green space) upon which there is a path network.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 of the site would sever the GSN, resulting in its fragmentation.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	There is little shelter from northerly winds through topography or vegetation. The site is elevated, north facing and exposed.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Does the development ...	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 poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Dubford development may provide local facilities in the future.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 in the surrounding landscape, with the land rising to the south. Site is fairly well related to the emerging Dubford settlement.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		The current land cover is scrub and gorse which is a distinctive feature of the area. There is no likely loss or disturbance of and trees, woods or stone walls.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	N/A	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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.	Submitted Bid Documents 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0210 – Mundurno

1000 Houses & Local Centre c.71ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to the South Mundurno Burn ('bad 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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps 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 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 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
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
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	The land between the industrial area and the A90 is partially waterlogged, including other areas on the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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), and is in close proximity to the area at risk of low, medium and high flooding (pluvial and fluvial) associated with the South Mundurno Burn to the south. 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 Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Parts of the site are identified as being areas of potential bat habitat, with some sightings. A number of protected and locally important species are identified (on site or within 100m buffer) many of which may be impacted by the proposal.</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 required with application. Habitat enhancements may reduce residual impact on habitat/species.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<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 and other uses 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>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</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
			Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school.	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?		Proposal will not affect nearby core path links. May provide opportunities to facilitate aspirational links.	GIS Layer on Core Paths/Cycle Lanes	0	N/A	+
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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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
		Possible soil contamination during construction.	Submitted Bid Documents		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?		<p>Quarrying of sand and gravel have taken place extensively to the north of the site, and landfill operations have taken place on land immediately to the north of the site at Hill of Tramaud. Suitable protective measures could protect the development option site from possible leaching from the landfill site. Former quarry holes within the development option site may have been used for dumping of various materials, and full ground investigations would be needed to safeguard against contamination on the site.</p> <p>Part of the site has been used for landfilling and as a pre-cast concrete works, and a range of contaminants have been found at this area. Contaminants include asbestos, domestic and commercial and industrial waste. Elevated levels of ground gases have also been detected in this area. The site is also in close proximity to the former Hill of Tramaud Landfill site.</p>	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development may provide opportunity to remedy condition of site in respect of contamination.	0
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Predominantly flat, south facing and exposed.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	-

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A90 and the B999, makes the site particularly sensitive to development. Views of the North Sea are also visible eastwards. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'. The B999 would sever this site from the existing settlement of Denmore, and due to the differing topography, would make this visually and functionally a new 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.	--
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>The cluster of mature trees surrounding Mundurno farmhouse is a strong feature in the landscape, made more prominent by the open character of the surrounding fields.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites, scheduled monuments, 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.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0211 – Newton of Mundurno

1000 Houses & Local Centre c.130ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 would be significant.	OS Map 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?		No known constraints to infrastructural capacity. New connections required.	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>Flood Risk</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>There are records of previous surface water flooding in small pockets across the site. The Blackdog Burn runs to the northeast of the site and has a 0.5% (medium) chance of flooding in any one year. 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>Submitted Bid Documents</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>There are several tree belts along the B999, along the AWPR and limited vegetation and field boundaries between some of the fields.</p> <p>The site is an area of potential bat habitat therefore a bat survey may be required. Other designated species recorded for this site are: Lapwing.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.	<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
			Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	Population and human health or material assets	<p>Site lies within Greenbrae Primary School and Old Machar Academy catchment areas.</p> <p>Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this.</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, requiring the provision of a new school(s).	0
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p>	<p>Site Visit</p> <p>Submitted Bid Documents</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. Re-use of soil in local area.	-
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Predominantly flat, south-east facing and exposed.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	-

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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 open character of the fields on the site, with views across the site possible from the B999 and the AWPR makes the site particularly sensitive to development. Views of the North Sea are also visible when looking eastwards across the B999. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'. Such extensive development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</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.	--
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>The cluster of trees along the B999 and along the AWPR are a strong feature in the landscape, made more prominent by the open character of the surrounding fields. The entire site is classified as open farmland. The eastern part of the site is also classified as Prime Landscape in the Landscape Character Assessment.</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.	--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites, scheduled monuments, 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 e.g. consumption dykes.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps 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 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 could be significant.</p>	<p>OS Map 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>	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?		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.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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	Bats have been recorded on site. Other designated species are: Grey Partridge, Red-backed Shrike, Kestrel.	<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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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>Park and Ride bus route 20 runs along Claymore Drive – the bus stop is 300m away. Additional bus routes (1/2, 40, 60-62, 290, N62, X67) run along Ellon Road – bus stop is approx. 570m away.</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
			Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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 the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		No public open space within site at present.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Undeveloped areas present within the site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			Site Visit			
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.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Retail element of proposal may result in network capacity issues.	Submitted Traffic Assessments	-	TA and TP 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 borders the Aberdeen Science and Technology Centre, and the proposed retail use would provide employment.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests	Landscape	Development would retain the existing building Exhibition Centre and reuse it for retail (10,000m ²). It is proposed to introduce a 7,000m ² building within the parking to accommodate further retail use.	Landscape Character Assessment	--	Retain and enhance setting through careful design and	-

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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?		This scale of additional development would have significant intrusion to the existing landscape.	Existing LDP allocations for Greenbelt and GSN Site Visit		landscaping to limit impacts.	
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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	Existing buildings on site to be retained and reused, supplemented by new buildings.	Submitted Bid Documents 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 Submitted Bid Documents	++	N/A	++

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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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0213 – Shielhill North and South

660 Houses & Retail 52.7ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno Burn ('bad 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.	https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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. It is recognised that the level of abstraction from this large-scale development would be significant. See above re. impact on water environment.	OS Map 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
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
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	It is anticipated due to the proximity of the existing water infrastructure a connection will be made to the existing public water main recently installed in Shielhill Drive to the south of the development site.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The site is not currently identified as being at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to an area at risk of low, medium and high flooding (pluvial and fluvial) associated with the South Mundurno Burn to the south. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in off-site flood risk.	GIS Layers for Flood Risk	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Green Space Network designation covers the southern part of the site.</p> <p>The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. Designated species may be an issue 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Site is within 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local facilities and is less</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		likely to significantly 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.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Site lies within Greenbrae Primary School and Old Machar Academy catchment areas.</p> <p>Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 660 units, the schools would most likely not be able to cater for this.</p> <p>Old Machar Medical Practice is approximately 1.6km from the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions (education) may be required.	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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	0
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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.	<p>Site Visit</p> <p>Submitted Bid Documents</p>	-	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.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		There are two potential areas of contamination that would need investigation at the former sand pit at Hillhead of Mundurno and Shielhill Quarry. These sites were used for sand extraction and were 'restored' by 2001. There is therefore the potential for some contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development may provide opportunity to remedy condition of site in respect of contamination.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Predominantly flat, south facing and exposed.	Submitted Bid Documents Aerial Map 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
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Development may provide the impetus for future facilities.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a much more robust green belt boundary than the field boundaries proposed here.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	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
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		The area is sparsely populated open farmland with few landscape features other than field boundaries and roads.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	N/A	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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 records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south. To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0214 – Shielhill South

100 Houses & Retail 5.16ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, although it is recognised that the level of abstraction from this small-scale development would likely be limited. See above re. impact on water environment.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
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
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	It is anticipated due to the proximity of the existing water infrastructure a connection will be made to the existing public water main recently installed in Shielhill Drive to the south of the development site.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The site is not currently identified as being at risk of flooding according to SEPA Flood Risk maps (other than from small pockets of surface water flooding). However, it is in close proximity to an area at risk of low, medium and high flooding (pluvial and fluvial) associated with the South Mundurno Burn to the south. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in off-site flood risk.	GIS Layers for Flood Risk	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Green Space Network designation covers the entire site. The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. Other protected species according to NESBReC records is Wych Elm.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local facilities and is less</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
		likely to significantly 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.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Site lies within Greenbrae Primary School and Old Machar Academy catchment areas.</p> <p>Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 100 units, the schools would most likely not be able to cater for this.</p> <p>Old Machar Medical Practice is approximately 1.6km from the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions (education) may be required.	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?		No public open space within the site.	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	0	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?		Proposal will not affect nearby core path links .	GIS Layer on Core Paths/Cycle Lanes	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
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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Previously a quarry.	Site Visit Submitted Bid Documents	+	Development may provide opportunity to remedy condition of site in respect of contamination.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site forms part of Shielhill Quarry which is a potential area of contamination that would need investigation. The site was used for sand extraction and was 'restored' by 2001. There is therefore the potential for some contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development may provide opportunity to remedy condition of site in respect of contamination.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	The proposer has estimated that the expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			Site Visit			
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.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Development may provide the impetus for future facilities. Commercial and community facilities to be provided within site.	0
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a robust green belt boundary.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing. Environmental improvements through removal of on site contamination.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	++

B0215 – Berryhill Farm 1

850 Houses & Retail 59ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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. It is recognised that the level of abstraction from this large-scale development would be significant. See above re. impact on water environment.	OS Map 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
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
<p>Flood Risk</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 are records of previous surface water flooding in small pockets across the site. 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). The Glashieburn runs east-west through the site's mid point and poses a similar flood risk. 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	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider.</p> <p>Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.	<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
			Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 850 units, the schools would most likely not be able to cater for this.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development may provide opportunity to enhance the green network through the site i.e. Green Space Network.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Evidence of some potential contamination at Berryhill Farm Mill dam & sluice that would need investigation.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	As above.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Predominantly flat, south-east facing and exposed.	Submitted Bid Documents Aerial Map 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?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	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
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	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away. Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Housing development would be unconnected to Denmore because of the A90 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A90 as you drive into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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		Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime	Landscape Character Assessment	--	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
and the qualities of wild land?		landscape in the Aberdeen City Landscape Character Assessment.	Existing LDP allocations for Greenbelt and GSN Site Visit		landscaping to limit impacts.	
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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. Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0216 – Berryhill Farm 2

1000 Houses & Retail 69ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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 GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
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
<p>Flood Risk</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 are records of previous surface water flooding in small pockets across the site. 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). The Glashieburn runs east-west through the site's mid point and poses a similar flood risk. 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	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider.</p> <p>Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.</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 required with application. Habitat enhancements may reduce residual impact on habitat/species.</p>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>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 (click on links embedded in the text 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 Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 1000 units, the schools would most likely not be able to cater for this.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development may provide opportunity to enhance the green network through the site i.e. Green Space Network.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Evidence of some potential contamination at Berryhill Farm Mill dam & sluice that would need investigation.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	As above.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Predominantly flat, south-east facing and exposed.	Submitted Bid Documents Aerial Map 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?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	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
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	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away. Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Housing development would be unconnected to Denmore because of the A90 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A90 as you drive into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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		Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime	Landscape Character Assessment	--	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
and the qualities of wild land?		landscape in the Aberdeen City Landscape Character Assessment.	Existing LDP allocations for Greenbelt and GSN Site Visit		landscaping to limit impacts.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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. Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0217 – Berryhill Farm 3

2000 Houses & Retail 131.2ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is severed by 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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. It is recognised that the level of abstraction from this large-scale development would be significant. See above re. impact on water environment.	OS Map 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
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
<p>Flood Risk</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 are records of previous surface water flooding in small pockets across the site. 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). The Glashieburn runs east-west through the site's southern section and poses a similar flood risk. 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	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider, Woodcock, Barn Owl. Designated species within the site may be an issue.</p> <p>Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.</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 required with application. Habitat enhancements may reduce residual impact on habitat/species.</p>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>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 (click on links embedded in the text 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 Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 2,000 units, the schools would most likely not be able to cater for this. A primary school could be provided on site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	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?		Proposal will not affect nearby core path links.	GIS Layer on Core Paths/Cycle Lanes	0	N/A	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development may provide opportunity to enhance the green network through the site i.e. Green Space Network.	Submitted Bid Documents	+	N/A	+
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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
		Possible soil contamination during construction.	Submitted Bid Documents		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?		Evidence of some potential contamination at Berryhill Farm Mill dam & sluice and Tarbothill Farm that would need investigation.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	As above.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Predominantly flat, south-east facing and exposed.	Submitted Bid Documents Aerial Map 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
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away. Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.8km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	Housing development would be unconnected to Denmore because of the A90 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A90 as you drive into Aberdeen. The land north of the current employment allocation forms part of an area which acts as a green space buffer between Bridge of Don and Blackdog and has the green belt function of helping to	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
townscape and character of surrounding area?		protect the identity of both areas. Its development would lead to urban sprawl.				
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Planning Policy – Planning for Zero Waste?						
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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. Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0218 – Causewayend

280 Houses 13ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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. The development may allow for de-culverting of the Galashieburn.	OS Map 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 to south.	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	No known constraints to infrastructural capacity.	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>Flood Risk</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 some surface water flooding on the north western edge of the site associated with the low lying small watercourse (Glashieburn).	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>There could be a potential loss and disruption to natural conservation. The tree belts are ancient woodland. The area is identified as an area of potential bat habitat. Other designated species on site are: West European Hedgehog.</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 required with application. Habitat enhancements may reduce residual impact on habitat/species.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>The site is poorly located in respect of proximity to existing facilities, resulting in an increase in vehicular movements due to the reliance on carborne travel.</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 (click on links embedded in the text 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 Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Oldmachar Academy can currently accommodate development but this will be used up by the Grandhome development and is forecast to go over capacity in 2024. Glashieburn Primary – covers most of the site. It has a stable roll with capacity for around 180 pupils – approximately 500 houses.	GIS Layer for School Catchments 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?		No public open space within site at present.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	The site has little shelter from northerly winds. To the west of the site there is a tree belt which decreases exposure however on the east there is not a tree belt which makes this part of the site more exposed. The aspect is very slightly northern and westerly. This is a relatively flat site with no steep slopes.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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
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 Check distance to local facilities	--	Dubford development may provide local facilities in the future.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 development of this site will significantly intrude into the landscape. There is a tree belt that surrounds parts of the site edge however there are areas of no coverage to the east which will make development on this site particularly exposed to Scotstown Road. There are also large lengths of the perimeter with no tree belt which will make development very intrusive from the north of the site. The current green belt boundary is considered more robust.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping.	--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		There could be significant loss or disruption of trees that are present in the site. The tree belts are prominent local features which help to screen the residential area at Bridge of Don. There may also be some loss of stone dykes that are present in the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful siting of development may help to reduce or eliminate 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
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0219 – Perwinnes

3000-4000 Houses, Employment & Retail 277ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno Burn ('bad 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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. It is recognised that the level of abstraction from this large-scale development would be significant.	OS Map 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
Can the option connect to the public foul sewer?		Connections possible to south of site.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	The land between the industrial area and the A90 is partially waterlogged, including other areas on the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	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	No known constraints to infrastructural capacity.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Burn of Mundurno runs along the eastern border of the site and is shown in the SEPA flood map to have the potential to flood. This is only likely to affect the eastern margins of the site. There are some significant areas of surface water flooding shown on the SEPA flood map around Middle and Lower Bodachra and between Lower Bodachra and Grandhome Moss.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 						

Site assessment question (click on links embedded in the text 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"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>An area to the south of Perwinnes Cottage is designated part of Scotstown Local Nature Conservation Site (LNCS). There are also significant tree belts on the southernmost part of the site around Causewayend. It should be possible to accommodate development on a site of this scale without impacting on these features. Grandhome Moss LNCS bounds the site to the southwest.</p> <p>NESBReC data shows the following designated species on site: Dunnock, Starling, House Sparrow Wild Pansy, Siskin Swift, Skylark, Linnet, Song Thrush, Swift, Peregrine, Snow Bunting, Black-headed Gull, Shoert-eared Owl, Kestrel, Lesser Butterfly Orchid, Woodcock.</p> <p>To the north of the site is Aberdeenshire's Corby Loch/Lily Loch/Bishops Loch LNCS. It is also a SSSI. Part of the LNCS/SSSI is in the northernmost 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>Careful siting/ design can reduce impacts and maty provide opportunities for enhancement/ access to local assets.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use	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
Spatial Planning Assessment of Climate Emissions)?		and consumption, transport movement and waste.	you whether it's within 400m GIS Layers for cycle lanes/facilities Check distance to local facilities 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. LDP Policy encourages waste minimisation and sustainable and active travel. Development will provide the impetus for new local facilities, potentially reducing the need to travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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	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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Oldmachar Academy can currently accommodate development but this will be used up by the Grandhome development and is forecast to go over capacity in 2024.</p> <p>Glashieburn Primary – covers most of the site. It has a stable roll with capacity for around 180 pupils – approximately 500 houses. Greenbrae Primary – covers the eastern section of the site. This has much less capacity than Glashieburn – falling to 37 pupils in 2023. However, the site is large enough to accommodate its own primary school capacity.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school.	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?		Appears to be limited areas of publicly accessible open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	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?		Development of the site would sever the GSN, resulting in its fragmentation.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	<p>The topography to the north provides little if any shelter and there is no significant tree planting on the site. The same can be said of the land between the site and the coast some 3.5km to the east – the land is lower here and with very few trees. The land between the B997 and Grandhome Moss is lower and is slightly more sheltered by woodland to the south and higher ground to the north.</p> <p>The aspect goes in all directions with the majority running east to south to south west.</p> <p>Although there are few flat areas in the area, most of the slopes are undulating and gentle in nature.</p>	Submitted Bid Documents Aerial Map 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.	+
<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Potentially significant road network issues.	Submitted Traffic Assessments	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>TS or TA will be required with 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	Location is poor relative to existing facilities with limited transport options at present. Development would provide the impetus for new facilities given its size.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	--	Provision of future services and linkages.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. There are wide views from the B997 to Brimmond, Kingswells, Kirkhill, Bucksburn and there are even glimpses of Bennachie at times which provides a sense of place. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong green belt boundary.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Relatively few features in the area other than the radar station, tree belts at Causewayend and a very sparse settlement pattern. Bodachra Farm is a prominent landmark. Field boundaries tend to be either poorly maintained stone walls and/or post and wire fencing.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites, scheduled monuments, 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)	No listed buildings or Scheduled Monuments in the vicinity. A few scattered Sites and Monuments records usually associated with existing farms (structures, piles of stones and troughs).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0220 – Cloverhill

c.500-600 Houses & Employment 22.7ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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. The development may allow for de-culverting of the Galashieburn.</p>	<p>OS Map 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>	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?		No known constraints to infrastructural capacity. New connections required.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 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 Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 and south western part 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<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>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 (click on links embedded in the text 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 Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 500-600 units, the schools would most likely not be able to cater for this.	GIS Layer for School Catchments 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?		No public open space within site at present.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		Proposal will not affect nearby core path links. May provide opportunities to deliver aspirational core path.	GIS Layer on Core Paths/Cycle Lanes	0	Facilitate new/ add to existing core path network.	+
Will the proposal have the opportunity to enhance the green network through for		Proposal could sever the GSN however may provide opportunity to enhance it in this location.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green infrastructure on site?					the site as part of the development.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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?		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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	The proposer has estimated that the expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			Site Visit			
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.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potential conflict with A90 (Ellon Road) in terms of access/ egress.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Bus routes (50/51, 260/263, 267/268) going into Aberdeen City and out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 800m away. Denmore commercial centre is less than 800m away. The Jesmond Centre and Old Machar Medical Practice are approximately 2km from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 zoned for employment land. There is a risk that development could result in the loss of views of the sea on one of the main gateways into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide 25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0221 – Balgownie Area 2

Employment 3.6ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to a number of open and culverted watercourses that likely deposit into the River Don. 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 improve its current status/ condition ('moderate' as per SRBMP).</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</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>	<p style="text-align: center;">0</p>
<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, although it is recognised that the level of abstraction from this small-scale development would likely be limited. See above re. impact on water environment.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections possible.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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	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. Limited impact on biodiversity, fauna and flora.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	0
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 8 and 18 runs along Gordon Brae with bus stops 181m away from 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>Check distance to local 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>	-
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?		The proposal would result in the loss of open space (playing fields).	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 of the site would sever the GSN, resulting in its fragmentation.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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
					remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has not specified the expected development completion timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and predominantly flat.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	It is unclear how vehicular access would be made to the site. It is not anticipated that the proposal would adversely impact the surrounding road network.	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
					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	The site is within moderate proximity to surrounding facilities. Bus route 8 and 18 runs along Gordon Brae with bus stops 181m away from the site.	GIS Layer for bus stops/bus routes 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.	+
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 development would provide an extension to the already existing Aberdeen Science and Technology Park, therefore would be unobtrusive to the existing landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Retain and enhance setting through careful design and landscaping to limit impacts.	+
To what extent will the proposal affect features of landscape interest,		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.	Landscape Character Assessment	0	As above.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
including the distinctive character of the landscape and the qualities of wild land?			Existing LDP allocations for Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0223 – Balgownie

Mixed Use 17.2ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to a number of open and culverted watercourses that likely deposit into the River Don. 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 improve its current status/ condition ('moderate' as per SRBMP).</p>	<p>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</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>	<p style="text-align: center;">0</p>
<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 GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections possible.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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	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. Limited impact on biodiversity, fauna and flora.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	0
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 8/18 runs along Gordon Brae with bus stops 325m away from 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>Check distance to local 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>	-
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate	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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025	GIS Layer for School Catchments 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 open space and connectivity and accessibility to open space or result in a loss of open space?		The proposal would result in the loss of open space (playing fields).	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 of the site would sever the GSN, resulting in its fragmentation.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the 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
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has not specified the expected development completion timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and predominantly flat.	Submitted Bid Documents Aerial Map 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
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The proposal may adversely impact the surrounding road network.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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. Bus route 8/18 runs along Gordon Brae with bus stops 325m away from the site.	GIS Layer for bus stops/bus routes 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.	+
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	The development would provide an extension to the already existing Aberdeen Science and Technology Park, therefore would be unobtrusive to the existing landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	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
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 wild land ?		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	As above.	+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide employment opportunities, improved sport and leisure facilities and 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0224 – Balgownie Area 3

117 Houses 3.9ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>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. 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"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
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 8/18 runs along Gordon Brae with bus stops 191m away from the site on Laurel Drive.</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
			Check distance to local facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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 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 open space and connectivity and accessibility to open space or result in a loss of open space?		<p>The proposal would result in the loss of open space (playing fields).</p>	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 sever the GSN, resulting in its fragmentation.</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>Soils</p> <ul style="list-style-type: none"> 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
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 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and predominantly flat.	Submitted Bid Documents Aerial Map 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
					and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	It is not considered that the 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. 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. Bus route 8/18 runs along Gordon Brae with bus stops 191m away from the site.	GIS Layer for bus stops/bus routes 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.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests	Landscape	The development would constitute residential use to an existing residential/urban area. It would be unobtrusive to the existing landscape.	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
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?			Existing LDP allocations for Greenbelt and GSN 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 wild land?		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	As above.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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
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.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0226 – Balgownie Area 5

65 Houses 2.1ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. 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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 1/8 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.</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
			Check distance to local facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	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 open space and connectivity and accessibility to open space or result in a loss of open space?		The proposal would result in the loss of open space (playing fields).	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	-	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 of the site would result in the development of GSN in this location resulting in its fragmentation.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
<p>Soils</p> <ul style="list-style-type: none"> 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
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 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and flat.	Submitted Bid Documents Aerial Map 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
					and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. 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. 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. Bus route 1/8 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.	GIS Layer for bus stops/bus routes 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.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests	Landscape	The development would provide residential use to an existing residential/urban area.	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
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?			Existing LDP allocations for Greenbelt and GSN 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 wild land?		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	As above.	+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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
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.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0227 – North of Balgownie

18 Houses 0.6ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. Mature trees present on site. Potentially some loss of tree belt for access. 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>	-	<p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained, enhanced or created.</p> <p>Regard given to replacement planting where tree loss occurs in line with LDP policy NE5 (Trees and Woodlands).</p>	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>Development will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 1/8 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.</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</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
			Check distance to local facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	<p>Population and human health or material assets</p>	<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> <p>Development unlikely to have a significant impact on capacity.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	<p>-</p>	<p>Developer contributions may be required as appropriate to mitigate any shortfalls in education capacity.</p>	<p>0</p>
<p>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?</p>		<p>The proposal would result in the loss open space (open fields) which is designated Green Space Network however this space does not appear to be readily used/ accessible to the public.</p>	<p>GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN</p>	<p>-</p>	<p>Sufficient open space provision will be required as per the Open Space Policy in the LDP.</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 of the site would result in the development of GSN in this location resulting in its fragmentation.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>Provision of new and/or retention of elements of existing green spaces within the site as part of the development.</p>	<p>-</p>
<p>Soils</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
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Climatic factors	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and flat.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise 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
protected from prevailing winds?					benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. 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. 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. Bus route 1/8 runs along Gordon Brae with bus stops 156m away.	GIS Layer for bus stops/bus routes 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.	+
Landscape Designated Sites <ul style="list-style-type: none"> 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
Non-designated landscape features and key landscape interests 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 development would provide residential use to an existing residential/urban area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	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 wild land?		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. The development could result in impact to/ loss of existing tree belts which would likely result in a negative landscape impact.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	As above.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0228 – Land West of Balgownie Road

100 Houses 5.87ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. Records show there is a Priority Habitat on the northern and slightly on the eastern boundary of the site. Likely to be a 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>	-	<p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained, enhanced or created.</p> <p>Regard given to replacement planting where tree loss occurs in line with LDP policy NE5 (Trees and Woodlands).</p>	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Development will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 1 (First Bus) runs along Balgownie Road with bus stops 173m away from 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>	-	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
			Check distance to local facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<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>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> <p>Development unlikely to have a significant impact on capacity.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	<p>Developer contributions may be required as appropriate to mitigate any shortfalls in education capacity.</p>	0
<p>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?</p>		<p>The proposal would result in the loss of informal open space (open fields) which is designated Green Space Network..</p>	<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>Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>		<p>Development of the site would result in the development of GSN in this location resulting in its fragmentation.</p>	<p>Submitted Bid Documents</p>	-	<p>Provision of new and/or retention of elements of existing green spaces within the site as part of the development.</p>	-
<p>Soils</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
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Climatic factors	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise 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
protected from prevailing winds?					benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	It is not considered that this relatively 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. 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. Bus route 1 (First Bus) runs along Balgownie Road with bus stops 173m away from the site.	GIS Layer for bus stops/bus routes 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.	+
Landscape Designated Sites <ul style="list-style-type: none"> 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
Non-designated landscape features and key landscape interests 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	As the development sits within the Bridge of Don residential area, the development of housing on site is not likely to intrude into the immediate area. However, this is quite a visible site from Balgownie Road and further afield.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land?		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. The development could result in impact to/ loss of existing trees which would likely result in a negative landscape impact.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	As above.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0229 – Site Adjacent to Persley Croft

25 Houses 2.42ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>A pocket in the south of the site is part of the Green Space Network. The site falls within an area of potential bat habitat (woodlands. Designated species recorded by NESBREC for this site: Wych Elm. There is a small area of Ancient Woodland off site to the north; this should not 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>	-	<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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>Development will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The nearest bus stop is under 400m walking distance (343m) away at Persley Bridge/Danestone (First Services 8 & 18). It is uncertain if a bus stop to serve 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>	-

Site assessment question (click on links embedded in the text 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>would be able to be provided on The Parkway to service the site directly.</p> <p>The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which are 317m away. This provides an opticians and pharmacy in addition to general retailing. There is a Health Club and Spa 482m away from the site.</p> <p>Danestone Medical practice is 840m from the site. Danestone School is 991m away and Bucksburn Academy is 1.9km away.</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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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>	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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Secondary School: Site within the catchment of Bucksburn Academy. 2018 – currently under capacity at 87%. Predicted year over capacity 2020, and by 2025 it is forecast that the school will be over capacity by 137%.</p> <p>Primary School: Site within catchment of Grandhome interim at Danestone. 2018 – currently under capacity at 69%. 2025 – forecast to still be under capacity at 89% in 2025.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	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?		<p>No public open space within site – agricultural.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	0	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>Opportunity to protect an enhance a small pocket of Green Space Network to the south of the site.</p>	<p>Submitted Bid Documents</p>	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
<p>Soils</p> <ul style="list-style-type: none"> 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
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 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
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		The northern half of the site is identified as being potentially contaminated. It is the site of the former Persely Quarries and has been the subject of extensive infilling. There is therefore the likelihood of contamination. If this site were to be developed, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175:2017 and a detailed risk assessment.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	+	As above.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	Good shelter from northerly winds. South facing gentle slope.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	It is not considered that this relatively small scale proposal would adversely impact the surrounding road network. The Parkway severs the site from nearby residential development, service and facilities at Danestone, and would be very difficult and hazardous to cross for pedestrians and cyclists.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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. The nearest bus stop is under 400m walking distance (343m) away at Persley Bridge/Danestone (First Services 8 & 18). It is uncertain if a bus stop to serve the site would be able to be provided on The Parkway to service the site directly. The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which are 317m away. This provides an opticians and pharmacy in addition to	GIS Layer for bus stops/bus routes 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.	+

Site assessment question (click on links embedded in the text 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>general retailing. There is a Health Club and Spa 482m away from the site.</p> <p>Danestone Medical practice is 840m from the site. Danestone School is 991m away and Bucksburn Academy is 1.9km away.</p>				
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 is highly visible to traffic driving along the A90. Development of this site would form an isolated island of development on the western side of the Parkway, surrounded by open fields and dense tree cover. However, there is residential development clearly visible directly opposite on the eastern side of the Parkway, so residential development on the proposed site would not be entirely out of keeping with its immediate setting. The northern-bound approach up the Parkway would also be improved by the removal of the derelict agricultural buildings. However, the Parkway maintains a robust and easily identifiable green belt boundary.</p> <p>The site is currently designated as Green belt, and contributes to the landscape setting of Danestone, where the current built up area is clearly bounded by The Parkway. Therefore, it is considered that</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

Site assessment question (click on links embedded in the text 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 of this site would intrude slightly into the surrounding landscape.				
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		<p>Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.</p> <p>The site is currently agricultural grazing land, bounded by low dry-stone walls. An area of woodland, some of which is ancient woodland, lies outside of the boundary to the north of the site.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Woodland to be retained in accordance with LDP Policy NE5.	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

Ward 3 – Kingswells/Sheddocksley

B0302 – Gillahill

B0303 – Sunnyfield

B0304 – Land at Woodend Hospital

B0305 – Gateside Farm

B0306 – Huxterstone

B0307 – Land adjacent to Ardene House

B0308 – Land to the north of A944

B0309 – Derbeth Kingswells

B0310 – Prime West

B0311 – Prime Four North

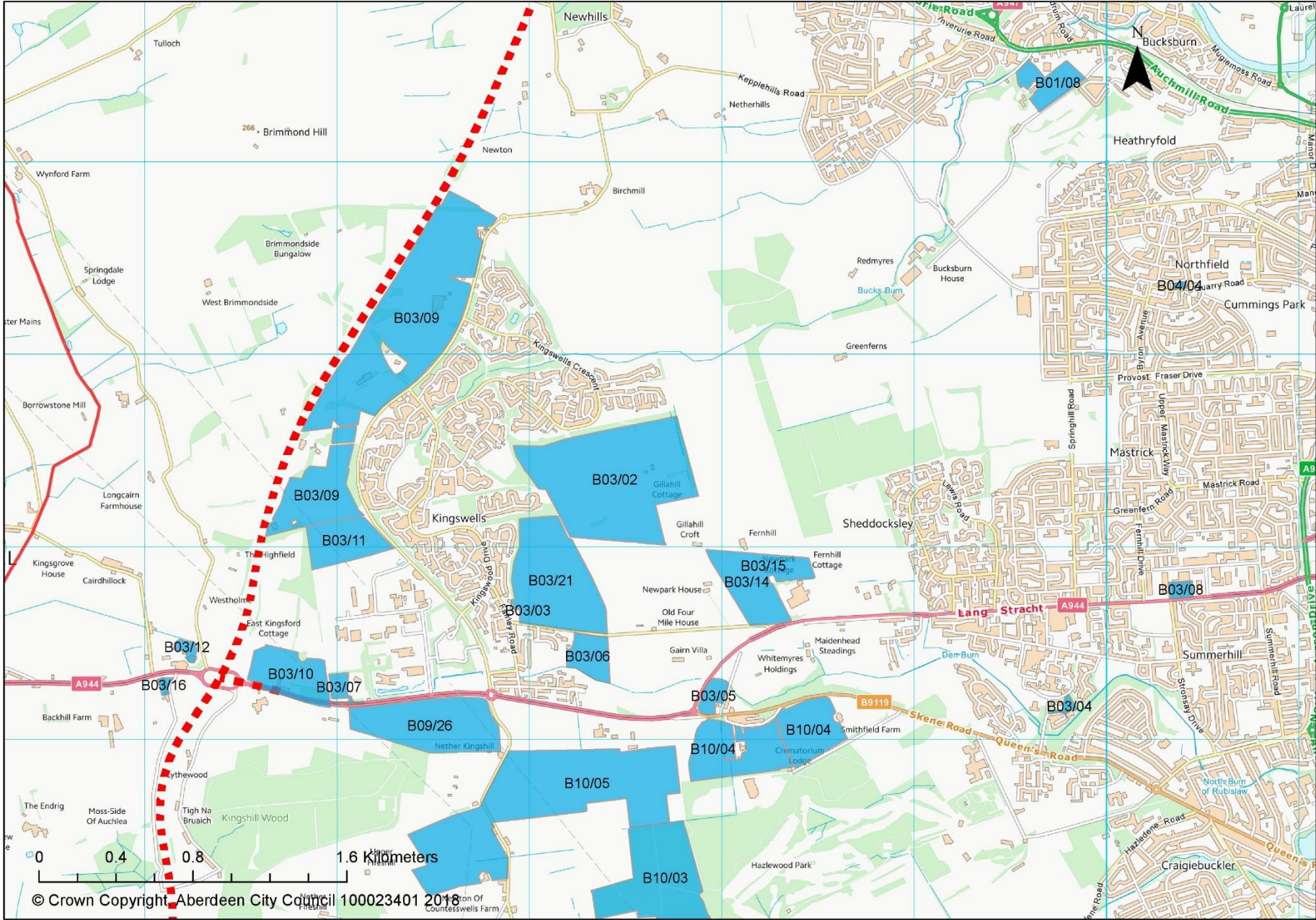
B0312 – East Kingsford

B0314 – Maidencraig North West 1

B0315 – Maidencraig North West 2

B0316 – Smiddybrae

B0321 – Huxterstone



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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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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 GIS Scottish Water Layer	0	N/A	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. These are likely to be affected by development.</p> <p>Area to the west of the site identified as Ancient Woodland with numerous Tree Preservation Orders.</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>Ensure site design and layout incorporates landscaping (including native species) and the ancient woodland that add to the biodiversity value of the area are retained.</p> <p>Due regard will be given to Natural Heritage Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is more than 800m from a bus stop and the closest facilities are within 800m. Development is likely to result in additional</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	-

Site assessment question (click on links embedded in the text 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 movements in the area – this will have a long term negative effect on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Kingswells Primary School is running at 98% capacity. There are anticipated overcapacity issues between 2019 and 2021. Forecasts for 2025 show it will be at 98% capacity. Bucksburn Academy currently has capacity (79%). This is expected to decrease as forecasts for 2025 show it will be overcapacity (135%). It is expected that Countesswells Academy will be built before then. The proposal includes the provision of land for a primary school. This would include a nursery. A medical practice is available within 800m of the site.	GIS Layer for School Catchments 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?		Development may have some impact on core paths running to the north and southwestern 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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will not sever green network that bounds the site to the east, north and west. It proposes to improve connections to the network.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Construction on site will commence within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	East facing site with a gradual slope from west to east. Good tree cover providing shelter from northerly winds.	Submitted Bid Documents Aerial Map 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

Site assessment question (click on links embedded in the text 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. 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. 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	Limited range of facilities available within 800m and employment areas are within 1.6km of site. Bus stops are more 800m from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	LDP Policy encourages sustainable and active travel.	0
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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 open and wooded farmland with stone walls marking the site boundary and separating fields within the site. Boundaries are marked by a mixture of mature and semi-mature trees with further pockets of trees situated centrally within the site. Fields within the site are separated by a square grid of dry stone dykes, with distinct lines of trees marking the site boundaries to the north, east and west. The eastern section of the site is more elevated and lies adjacent to an area of semi-mature woodland, resulting in no	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
		clear views into the site from the existing settlement at Kingswells. Longer distance views into the site can be obtained from the surrounding countryside to the east. The site is greenbelt and helps to maintain the separate identities of Kingswells and Aberdeen – its development would have a significant negative impact.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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 and Monuments: Gillowhill Farm (Ref No.NJ80NE 0389), now known as Gillahill, and Gillahill Burial Ground (Ref No.NJ80NE 0073) both lie centrally within site. There is a consumption dyke (Rough's Cairn Dyke South-East) along the eastern boundary (Ref No. NJ80NE 0177).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical features on site as per LDP Policy and national legislation.	0
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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 a civic centre, a café and a primary school – these will have a positive impact on the wellbeing of the community and provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0303 – Sunnyfield

24 Houses 1.08ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 no TPOs, SSSI, SAC, Woodlands or Priority Habitats present on site. Site adjoins a strip of Green Space Network on the northern 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>	-	Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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. There is a Medical Practice 1km from the site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	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?		Proposal will include some public open space areas within the residential development.	Submitted Bid Documents	+	N/A	+
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	South facing site on the brow of a hill. Exposed with little tree/vegetation cover. Average gradient across the site is 1:11.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Main road adjacent to the site is capable of accommodating traffic. However, construction of further access roads within the development would be needed.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application process.	0
Is the site close to a range of facilities? Can these be	Climatic factors and human health	Site is within 800m of local shopping facilities, and within 1km of a major employment area. There are bus stops 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
accessed by public transport?			Check distance to local facilities			
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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	<p>There are stone dykes surrounding the site to the north, east and south. It is possible these will be lost if the site was developed.</p> <p>The site is situated on the brow of a hill and its development will have a permanent and negative effect in the landscape setting of the area. Site is also a significant part of the greenbelt and its development would encroach into the open countryside.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Development of site will harm the landscape setting of the city as it would encroach onto the open countryside.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
<u>Material Assets</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
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide private and affordable housing which will meet local population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0304 – Land at Woodend Hospital

Specialist Housing 0.59ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster 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.</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>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?		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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 is little chance (0.1%) of surface flooding to the northeast corner of the site. This is due to the North Burn of Rubislaw flowing south of the site. However there have been no flooding incidents on or near the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	+	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. Site is covered by a mix of broad-leaved semi-natural woodland, mixed semi-natural woodland, tall ruderal vegetation, semi-improved neutral grassland and riparian. There are several TPOs throughout the entire site covering broadleaf and coniferous trees. The proposal indicates that development would be on the grassland/ruderal vegetation area with limited encroachment into the woodland area.</p> <p>Bats have been recorded within vicinity of site, and Wych Elm which is a designated species. The area is a habitat for various bird species: Mistle thrush, Starling, Redwing, House sparrow, Common Gull, Herring Gull and Dumnock. During the site visit a deer was present on site.</p> <p>Site is part of the North Burn of Rubislaw Green Space Network which links to Kingswells South and Hazlehead Green Space Networks. There is likely to be some loss/disturbance to the 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>--</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>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>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>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>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?		Some loss of open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		Existing green space network will be severed if development were to go ahead.	Submitted Bid Documents	--		--
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 Submitted Bid Documents	-	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. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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	Southwest facing site with generous tree cover providing shelter from northerly winds. To the west and south the site has steep slopes with a gradient of not more than 1:14. The rest of the site has more gentle undulations.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	New access would have to be created to the site. At present, access to site is constrained by tree cover.	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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>Bus stops, cycle paths and core paths are within 400m of the site.</p> <p>There are shopping facilities within 800m 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"> Maintain and support landscape character and local distinctiveness. 						
<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>Undeveloped site within an urban area with several mature trees and overgrown bushes. Tree cover would be lost from development.</p> <p>A care home would not intrude significantly within the surrounding residential 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.	0
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</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
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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	Woodend Hospital to the north of the site has Category B-listed features. Any development would need to take this into consideration.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect the setting of the listed building per LDP Policy and national legislation.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal would provide a care home which will meet local ageing population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0305 – Gateside Farm

40 Houses 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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</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>Possibility of release of waterborne pollution into the Den Burn.</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>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?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Visible signs of poor drainage from the site visit. Sections of the site were waterlogged.	OS Map GIS Hydrogeology Maps Site Visit	-	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 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>Flood Risk</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 Den Burn runs along the northern boundary of the site. It has a low chance of flooding. There have been no flooding incidents recorded on 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>	-	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Part of the north and south of the site is identified as a potential bat habitat. Den of Maidenraig Local Nature Conservation Site is 230m east of the site – this is not likely to be affected by the 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>	-	Bat Survey will be required at planning application stage.	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 400m of a bus stop however local facilities are more than 800m away. For the proposed residential use, although the site is close to a bus stop, the</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
		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.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Fernelea Primary has capacity both in the short and 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. The nearest medical practice is 2km from the site.	GIS Layer for School Catchments 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 to open space or result in a loss of open space?		Loss of open space, however it is open farmland and not used by the public.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	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?		Present access road south of the site is a core path and shared cycle path. It is used for recreation purposes. Development would generate additional traffic which would negatively impact the core path.	GIS Layer on Core Paths/Cycle Lanes	--	Mitigation should ensure the development will 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		Existing green space network will be severed if development were to go ahead.	Submitted Bid Documents	--		--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green infrastructure on site?						
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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?		The northern half of the site is identified as being a Potentially Contaminated 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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	South facing site. Some shelter provided from a small tree belt to the west. Slopes down towards the north of the site (meets Den Burn valley).	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	New access would have to be created to the site. Present access road south of the site is a core path and shared cycle path. It is used for recreation purposes. Development would generate additional traffic which the road would be unable to cope with.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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. It is more than 800m from local facilities. Employment opportunities are available within 1.6km.	GIS Layer for bus stops/bus routes	-	LDP Policy encourages 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
			Check distance to local facilities			
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 part of the Green Space Network. It is largely open farmland. The site largely comprises a mound which is highly visible to traffic along the A944 and Skene Road. Apart from three cottages surrounding the site, the rest of the landscape is largely open farmland. Therefore, the development of 40 houses would intrude significantly into the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for private and affordable housing which will meet local population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0306 – Huxterstone, Kingswells

90 Houses 4.4ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>The Den Burn runs along the south of the site. Development has potential to release of waterborne pollution into the Burn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</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>	Water	<p>Possibility of release of waterborne pollution into the Den Burn.</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>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?		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.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Den Burn runs along the southern boundary of the site. It has a low chance of flooding. There have been no flooding incidents recorded on site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site sits within an area of potential bat habitat.</p> <p>Green Space Network runs to the south of the site, as does the Rubislaw Local Nature Conservation Site. The site is mainly improved grassland, which does not provide a valuable habitat and there is the potential to make improvements.</p> <p>There is a TPO to the south-east corner 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>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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 (1.4km) but is 450m from a bus stop. The proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through</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
		emissions via an increase in vehicular movements. Local facilities are 1.4km from the site.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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. There is a Medical Practice 1.6km from the site.	GIS Layer for School Catchments 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 open space and connectivity and accessibility to open space or result in a loss of open space?		Vacant farmland, part of greenbelt. Development would interfere with this open space; however it is not publicly accessible.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		Proposal will include some public open space areas within the residential development.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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	-	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
			Submitted Bid Documents		from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Generally south facing site. Vegetation present on site and some tree cover on the southern boundary of the site. Quite windy and exposed on site visit. Gradual slope, running from north to south.	Submitted Bid Documents Aerial Map 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?	Main road adjacent to the site is capable of accommodating traffic. However, construction of further access roads within the development would be needed.	Submitted Traffic Assessments	-	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. 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 450m of a bus stop. Local facilities are 1.4km away. Employment opportunities are available within 1.6km.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 currently vacant farmland with a steep embankment at the southern end of the site. Potential loss to a tree belt which lines the southern boundary of the site and a boundary wall bisecting the site. Site is also a significant part of the greenbelt and its development would encroach into the open countryside.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Development of site will harm the landscape setting of the city as it would encroach onto the open countryside.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0307 – Land adjacent to Ardene House

Class 3 Uses 1.36ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections to public/private water supplies are possible.	OS Map 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>Flood Risk</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 Map, there is little risk of flooding on the site. There have been no flooding incidents recorded on site. The Denburn runs along the southern, northern and the top half of the 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>	GIS Layers for Flood Risk Submitted Bid Documents	+	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Part of the site sits within an area of potential bat habitat.</p> <p>The tree belts surrounding the site are part of the Green Space Network. There is a TPO located to the south and east of the site. Development is likely to affect these tree belts.</p> <p>Records indicate the presence of Invasive Non-Native Plant Species Rhododendron in the area.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	--	<p>Bat Survey may be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy and Tree and Woodlands Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual</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
To what extent will the proposal affect protected species? – e.g. bats, otters, etc.					impact on habitat/species.	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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>Nearest local facilities are 1.1km away though this would not matter because the application is for retail uses. There is a bus stop within 400m. Although there are bus stops in close proximity, the proposal for class 3 uses is 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.</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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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	Proposal will include quality landscaping that will enhance the area.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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
					Re-use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site classed as potentially contaminated land.	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Good shelter – tree belt to the North and West of the site. East facing, flat site.	Submitted Bid Documents Aerial Map 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
					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?	Site can be accessed via an Access Road from the A944. Proposal shows further accesses will be constructed. The proposed Drive-Thru is likely to cause an increase in traffic along the A944, and as the site is located just 545m east of the AWPR junction this could present a constraint.	Submitted Traffic Assessments	-	<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	Local facilities are 1km from the site, and a bus stop is available within 400m. However, the proposal will introduce facilities into the area.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	0	N/A	0
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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</p>	Landscape	<p>The site is largely flat and open and has views across to Kingshill Woods. There are mature trees to the north and west. It is classified as open farmland in the Landscape Character Assessment. The site sits next to the A944 and is visible to passing traffic as there is no screening from trees.</p> <p>Much of the surrounding landscape includes trees (including Kingshill Woods)</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.	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?		and open farmland and so the development of hot food takeaways and drive-thru's is likely to intrude significantly into the surrounding landscape. It is accepted however that this context will change over time as Prime Four continues to develop.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal for a drive-thru and take-away will introduce employment opportunities into the area. It will have a positive impact on the economy and general well-being of the local population in the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0308 – Land to North of A944 (Lang Stracht)

Retail Use

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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 GIS Scottish Water Layer	0	N/A	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text 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"> Reduce vulnerability to the effects of climate change. 						
<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>Site is within 400m of a bus stop and other local facilities. Provision of retail uses has some potential to increase traffic into the built-up area and have a long term negative impact on climatic factors through vehicular 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>-</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>0</p>
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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</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
					against any negative impact on air quality.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 soils issues on the site and if so, will the option reduce contamination?		Records show that the site has potential contamination.	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Well sheltered from northerly winds due to existing built up area. Some trees present at the southern boundary of the site, separating the site from the Lang Stracht. South facing, flat site.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site would be from the main road (Lang Stracht). Retail development would add to further traffic on this road.	Submitted Traffic Assessments	-	Transport Assessment / Travel Plan may be required as part of 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	Local facilities and bus stops are within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 trees would be lost to the Lang Stracht road frontage due to the formation of a new access.</p> <p>Development will be unobtrusive in the surrounding landscape given the business/industrial nature of the area.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-		-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<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 retail uses on a site that is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).</p>	<p>Submitted Bid Documents</p> <p>Site Visit</p>	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</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
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) 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>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will offer retail which will provide employment opportunities; this will help boost economic activity in the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0309 – Derbeth, Kingswells

c.700 Houses 62ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections to public/private water supplies are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 records of several species of bats in the area; Common Pipistrelle, Bandit Pipistrelle, Brown Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat.</p> <p>Protected species may be an issue.</p> <p>There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel, Common Kestrel, Linnet, Curlew, Skylark and Chicory in the area.</p> <p>Several areas of Priority Habitats lie within the site. Invasive Non-Native Plant Species Japanese Knotweed has been identified on the site.</p> <p>Site bounds West Hatton Local Nature Conservation Site (LNCS) to the southwest. The LNCS comprises ancient and semi-natural woodland.</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>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	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 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
Spatial Planning Assessment of Climate Emissions)?		<p>consumption, transport movement and waste.</p> <p>Nearest local facilities are more than 800m away. There are no bus stops within 800m of the site. The proposal is 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.</p>	<p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area.</p> <p>Health provision.</p>	Population and human health or material assets	<p>Kingswells Primary School is running at 98% capacity. There are anticipated overcapacity issues between 2019 and 2021. Forecasts for 2025 show it will be at 98% capacity. Bucksburn Academy currently has capacity (79%). This is expected to decrease as forecasts for 2025 show it will be overcapacity (135%). It is expected that Countesswells Academy will be built before then. Closest medical practice would be in Kingswells, just over 800m away.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	<p>Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.</p> <p>The proposal includes the provision of a primary school for upto 80 pupils. This would include a nursery and would be included in the future Countesswells Academy catchment area.</p>	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 and interruption of green space network.	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	--	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		Possible interruption to core paths that run through the north western part of the site.	GIS Layer on Core	--	Development will be required to safeguard core paths and rights	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
networks such as cycle paths, coastal paths and rights of way?			Paths/Cycle Lanes		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 integration in terms of connectivity with the wider area.	Submitted Bid Documents	+		+
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	Development will commence within the LDP timeframe but will be completed in phases.	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
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	<p>Around half of the site (to the north) is more exposed to northerly winds due to topography. To the south, there are several tree belts to the east. Generally south-east facing slope.</p> <p>Gradual gentle slope generally running north east to south west with some steeper sections to the north. The very south of the site is more low-lying.</p>	Submitted Bid Documents Aerial Map 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
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	The site is very large and would require construction of access roads to serve the overall development.	Submitted Traffic Assessments	-	<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 more than 800m from local facilities, and more than 800m from a bus stop. Although there is a bus route - C89C Chapel of Stoneywood-Fairley Road west of the site.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	--		--
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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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>Range of mature trees and stone walls marking parts of the site boundary and areas within the site. Pockets of woodland and landscaped areas can also be found within the site. The AWPR to the west provides a definitive boundary.</p> <p>The majority of the site is identified as wooded farmland and the northern section open farmland. Views across the eastern portion of the site can be obtained from the C89C Chapel of Stoneywood – Fairley Road although parts of the central section are more obscured by lines/groups of trees and the topography rising towards the west. Views to the North Sea are visible from the northern part of the site. The site is segregated from the existing settlement of Kingswells due to the barrier presented by the C89C Chapel of Stoneywood – Fairley Road.</p> <p>Proposed residential development would intrude slightly into the surrounding landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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>Fairley House (Category-C listed building) and Fairley Home Farm lie centrally within the site and Stone Axe (Site Ref NJ80NE 0029) to the east. Derbeth Farm lies to the north within the site boundary. Dykeside Farmstead lies adjacent to north eastern boundary.</p> <p>Denburn Livery Stud is located to the very south of the site. Cloghill House & Garden, and Sundial (Category B-listed building) and Cloghill Coach House (Category-C listed building) lie approximately 40m and 60m, respectively, from the south western boundary. A consumption dyke (Site Ref</p>	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical features and listed buildings around the 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
		NJ80NE 0223) lies to the southwest of the site.				
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Residential development will meet local needs of providing both private and affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>The Denburn runs along part of the eastern boundary of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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>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, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and</p>	<p>OS Map GIS 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?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 the southern part on the eastern section of the site appeared boggy and waterlogged.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Denburn runs along part of the eastern boundary. This is quite prone to flooding however there have been no flooding incidents recorded here. According to SEPA Indicative Flood Risk Map, there is a slight chance of flooding in the south western corner of the site. However there have been no recorded flooding incidents. Development may improve upon the existing drainage systems by incorporating	GIS Layers for Flood Risk Submitted Bid Documents	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

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

Site assessment question (click on links embedded in the text 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 tree belt (primarily conifers) in the south is classed as a Priority Habitat. The tree belt that is outwith the northern boundary is also classed as a Priority Habitat.</p> <p>The eastern and middle sections of the site have been identified as an area of potential Bat Habitat.</p> <p>The south eastern half of the site is part of the Green Space Network. Development would result in loss/interruption of part of this.</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>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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 more than 800m away. There are bus stops within 400 and 800m of the site. Retail uses on site are 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 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
		area and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for		Proposal includes landscaped zones around the site.	Submitted Bid Documents	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green infrastructure on site?						
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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?		The south eastern part is classed as a Potentially Contaminated Site (Kingswells Landfill/Brae's of Blackhill Quarry). A small section in the south west corner of the middle section is classed as a Potentially Contaminated Site (Five Mile Garage).	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Whole of site generally south facing. The southern part and northern 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. The very north and north eastern 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.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads from the A944 would be required to serve the development. The proximity of the proposed development to the AWPR junction could also be a constraint, as retail development would most likely increase the volume of traffic.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Assessment/ Travel Plan will 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 400 and 800m of bus stops. Local facilities are within 1.2km.	GIS Layer for bus stops/bus routes Check distance to local facilities	+		+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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	Range of mature trees in a dense woodland in the south eastern part may be lost. Tree belt classed as a Priority Habitat in the central southern section may be lost. Largely open farmland with unlikely loss of trees or hedge rows. Eastern part of the site is low lying. The proposal will be creating a frontage onto the A944. The land on the opposite side of the A944 is open farmland, and the development could be seen not to fit with this surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
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
			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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 standing structure in the middle section of the site – Brodiach (former post office). Category C Listed Friends' Burial Ground located 290m north of the site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical features around the area.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed retail uses will provide employment opportunities which will have positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0311 – Prime Four North

90 Houses 7.7ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections to public/private water supplies are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 located within an area of potential bat habitat.</p> <p>NESBReC data indicates recordings of Brown Pipistrelle and Designated Species Kestrel in the area. Straddling the western boundary is an area of ancient woodland, which is part of the designated West Hatton Local Nature Conservation Site and a NELBAP habitat.</p> <p>The southern half of the site is designated as Green Space Network. Mature trees present 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>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>Habitat enhancements may reduce residual impact on habitat/species.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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>Nearest local facilities are within 800m and there is a bus stop within 400m. 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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		proposal for 90 residential units has the potential 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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Kingswells Primary school: 2018 – the school is just under capacity at 98%. There is capacity in the long term. Bucksburn Academy: 2018 – the school is under capacity at 87%. It is forecast to be over capacity by 2025 at 135% effective overall capacity. However, this site is also included in the future Countesswells Academy catchment area. A medical practice is available within 800m.	GIS Layer for School Catchments 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 and interruption of green space network.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 that green space network will be maintained and enhanced.	Submitted Bid Documents	+		+
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Tree belt (woodland) present to the west of the site, and some vegetation to the east. Some shelter from northerly winds provided. South facing site; generally flat and low lying, rises gently to the east.	Submitted Bid Documents Aerial Map 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
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	<p>There is a track to the northeast of the site however this would not be able to accommodate any generated traffic.</p> <p>Construction of access from Fairley Road would be required to serve the development.</p>	Submitted Traffic Assessments	-	<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 within 800m of local facilities and within 400m of a bus stop.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	++		++
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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>Site is currently used as farmland. Development on this site would be likely to lead to the loss or disturbance of the stone wall consumption dyke (a robust and easily identifiable green belt boundary). The tree belt just outside the western boundary of the site is designated as Prime Landscape.</p> <p>Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass which currently presents an open vista to the</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Careful site design to ensure dykes within the site and along the perimeters are retained.</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
		consumption dyke and the woodland belt at West Hatton.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory	Cultural heritage, incl architectural and archaeological heritage (and	The southern boundary of the site is bounded by Kingswells Consumption Dyke (Scheduled Monument). This is likely to be interrupted or lost as part of the development.	GIS Layers for scheduled monuments, archaeological sites, listed buildings,	--	Development will be required to respect any historical features around the 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
historic battlefields, world heritage sites or their setting?	links with (landscape)		conservation area. Canmore Database			
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing that will help to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0312 – East Kingsford

Fuel Station 1.1ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 Drain to Brodiach Burn, located on the northern boundary.</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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands	Water and Biodiversity, Fauna and Flora	There may be drainage issues around the existing watercourse on site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	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
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 to public/private water supplies are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	According to SEPA's Indicative Flood Map there is little risk of flooding on the site, apart from on the northern boundary where the Drain to Brodiach Burn is located; this might be susceptible to flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	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"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>There is a small area of Priority Habitat located just to the east of the site, not within the site boundary.</p> <p>No other natural conservation features present 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>-</p>	<p>Habitat enhancements may reduce residual impact on habitat/species.</p>	<p>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 1.9km away. There nearest bus stop is over 800m away. The nature of the proposal for a food and drink restaurant and a fuel</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</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
		station is 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.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Some vegetation on boundary. Quite sheltered. East facing site. Very low lying, as part of a forming valley. Some fairly steep slopes but the gradients are less than 1:12.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site is very close to the AWPR roundabout junction. There is an access road from the roundabout to the site. The site has the potential to produce an increase in traffic on a junction of the AWPR, as fuel station, food and drink use is proposed.	Submitted Traffic Assessments	0	Travel Assessment/ Travel Plan may be required as part of the planning application process.	+

Site assessment question (click on links embedded in the text 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 over 800m from the nearest bus stop. Local facilities are 1.9km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	--		--
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 currently surrounded by open farmland. The existing uses surrounding the site are largely industrial. Proposed use would have negligible impact as the site is already in use.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0		0
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
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 food and drink and fuel station uses on a site that is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed use for food and drink, and a fuel station will provide employment opportunities which will have a positive impact on the economy. It will also have a positive impact on the wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0314 – Maidencraig North West 1

c.100 Houses, Employment & Retail 12.1ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>The Drain to Denburn runs through the centre of the site. Development has potential to release of waterborne pollution into the Drain during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</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>	Water	<p>Possibility of release of waterborne pollution into the Drain to Denburn.</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>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?		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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Drain to Denburn runs through the center of the site, so hard development may need to avoid this area. However, there are no records of flooding on this site or identified flood risk. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	+	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.</p> <p>A small part of the site in the east and west 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>Bat Survey may be required at planning application stage.</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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 1.6km away. There is a bus stop within 400m. Although there are bus stops in close proximity, the proposal for mixed uses is likely to</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
		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.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Kingswells Primary is currently just under capacity at 98% and is forecast to stay the same at 98% capacity in 2025. The site is within a zone to potentially be included in a new Counteswells Academy, but at present the site would be zoned to Bucksburn Academy which is presently at 87% capacity (2018) and will be over capacity by 135% in 2025.	GIS Layer for School Catchments 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?		Proposal will include effective landscaping to contribute positively to the surrounding greenbelt.	Submitted Bid Documents	+		+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Good shelter to northerly winds from rising ground and tree belt to north. Hedgerows surrounding most of site. South/south-east facing. Generally flat – slopes not steeper than 1 in 12.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is via a track road from Old Lang Stracht Road and Lang Stracht Road. The track road would not be able to accommodate traffic from 100 residential units together with employment/retail uses. Construction of further access roads would be required.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Assessment/ Travel Plan will 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 1.6km away from local facilities, however there is a bus stop within 400m.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	The proposal will include local facilities.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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>Drystane dykes within the site and along the perimeters. There are few landscape features on the site.</p> <p>The site is exposed to views from the Lang Stracht, from its junction with the A944.</p> <p>The proposal is not currently well related to any development, but it would be well related to a new settlement that is allocated at Maidenraig (OP32).</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Careful site design to ensure dykes within the site and along the perimeters are retained.</p>	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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	++

Site assessment question (click on links embedded in the text 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 two Sites and Monuments records for sites just outside the envelope of the site; The croft of Newpark and Fernhills to the north.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect any historical features around the area.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide mixed uses: both private and affordable housing which will help to meet local need; and retail and employment uses which will have a positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0315 – Maidenraig North West 2

c.200 Houses 12.1ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>The Drain to Denburn runs through the centre of the site. Development has potential to release of waterborne pollution into the Drain during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster 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 Drain to Denburn.</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>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?		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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Drain to Denburn runs through the center of the site, so hard development may need to avoid this area. However, there are no records of flooding on this site or identified flood risk. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	+	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.</p> <p>A small part of the site in the east and west 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>Bat Survey may be required at planning application stage.</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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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>Nearest local facilities are 1.6km away. There is a bus stop within 400m. Although there are bus stops in close proximity, the proposal is likely to increase traffic into the</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	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
		built-up area and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Kingswells Primary is currently just under capacity at 98% and is forecast to stay the same at 98% capacity in 2025. The site is within a zone to potentially be included in a new Counteswells Academy, but at present the site would be zoned to Bucksburn Academy which is presently at 87% capacity (2018) and will be over capacity by 135% in 2025.	GIS Layer for School Catchments 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 open space that is part of the green belt. It is not publicly used.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	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?		No impact on core paths that run to the north and west of the 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.	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will include effective landscaping to contribute positively to the surrounding greenbelt.	Submitted Bid Documents	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Good shelter to northerly winds from rising ground and tree belt to north. Hedgerows surrounding most of site. South/south-east facing. Generally flat – slopes not steeper than 1 in 12.	Submitted Bid Documents Aerial Map 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
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Access to the site is via a track road from Old Lang Stracht Road and Lang Stracht Road. The track road would not be able to accommodate traffic from 200 residential units. Construction of further access roads would be required.	Submitted Traffic Assessments	--	<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>	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is 1.6km away from local facilities, however there is a bus stop within 400m.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	0		0
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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>Drystone dykes within the site and along the perimeters. There are few landscape features on the site.</p> <p>The site is exposed to views from the Lang Stracht, from its junction with the A944.</p> <p>The proposal is not currently well related to any development, but it would be well related to a new settlement that is allocated at Maidencraig (OP32).</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Careful site design to ensure dykes within the site and along the perimeters are retained.</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
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 are two Sites and Monuments records for sites just outside the envelope of the site; The croft of Newpark and Fernhills to the north.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	0	Development will be required to respect any historical features around the area.	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
heritage sites or their setting?			Canmore Database			
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing. This will help to meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0316 – Smiddybrae, Kingswells

50 Houses 5.4ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 already in place.	GIS Scottish Water Layer	0	N/A	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
To what extent will the proposal affect biodiversity, flora and	Bio flora and fauna	There are no significant natural conservation features located on the site. There are two priority habitats located to the south east outwith the site.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs,	-	Habitat enhancements may reduce residual impact on habitats/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
<p>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>TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>			
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 mixed uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The nearest bus stop is 910m away and local facilities are at least 1.6km away. The proposal is very 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>-</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</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
					2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Most of the site is identified as being potentially contaminated land (East Kingsford works).	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site is open; very windy on site visit. Some vegetation/trees present on site but not much. Site sits on a hill, so is quite exposed. North east facing site with a gentle slope.	Submitted Bid Documents Aerial Map 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
					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?	There is an access road from the A944. However, it would not be able to accommodate the generated traffic from the proposed mixed used development.	Submitted Traffic Assessments	--	<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>	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is at least 1.6km from the nearest facilities. The nearest bus stop is 910m away.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	--		--
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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</p>	Landscape	The site currently has commercial buildings on it. Some trees/vegetation exist on site. The site sits close to the A944. Visible views to the nearest settlement of Kingswells. Development would interrupt existing open farmland views and greenbelt.	<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
as current settlement boundaries, existing townscape and character of surrounding area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 sites that are already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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 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) 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
Planning Policy – Planning for Zero Waste?						
<p><u>Population</u></p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed mixed uses will have a positive impact on economic growth and the local population's health and wellbeing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0321 – Huxterstone

150-180 Houses 22ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 sits within a potential bat habitat.</p> <p>Western and northern boundary part of site bounds the Green Space Network. At the very north of the site is a pocket of Ancient Woodland.</p> <p>Records of Curlew, Snipe, Siskin and Swift on the site. 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>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 Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Bat Survey will be required at planning application stage.</p>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 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 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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		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. However, the proposal includes leisure and recreation facilities which is likely to result in the increase of vehicular movements.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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. There is a Medical Practice 930m from the site.	GIS Layer for School Catchments 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 open space and connectivity and accessibility to open space or result in a loss of open space?		Site is on a brow of a hill and is a significant part of the greenbelt. Development would interfere with this open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 will include a variety of well-linked public open space areas within the residential development.	Submitted Bid Documents	+	N/A	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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	-	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
			Submitted Bid Documents		from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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 southwest facing, located on the brow of a hill, is very exposed and slopes steeply towards the south with a gradient of 1 in10.	Submitted Bid Documents Aerial Map 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?	Construction of access roads within the development would be needed.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the	0

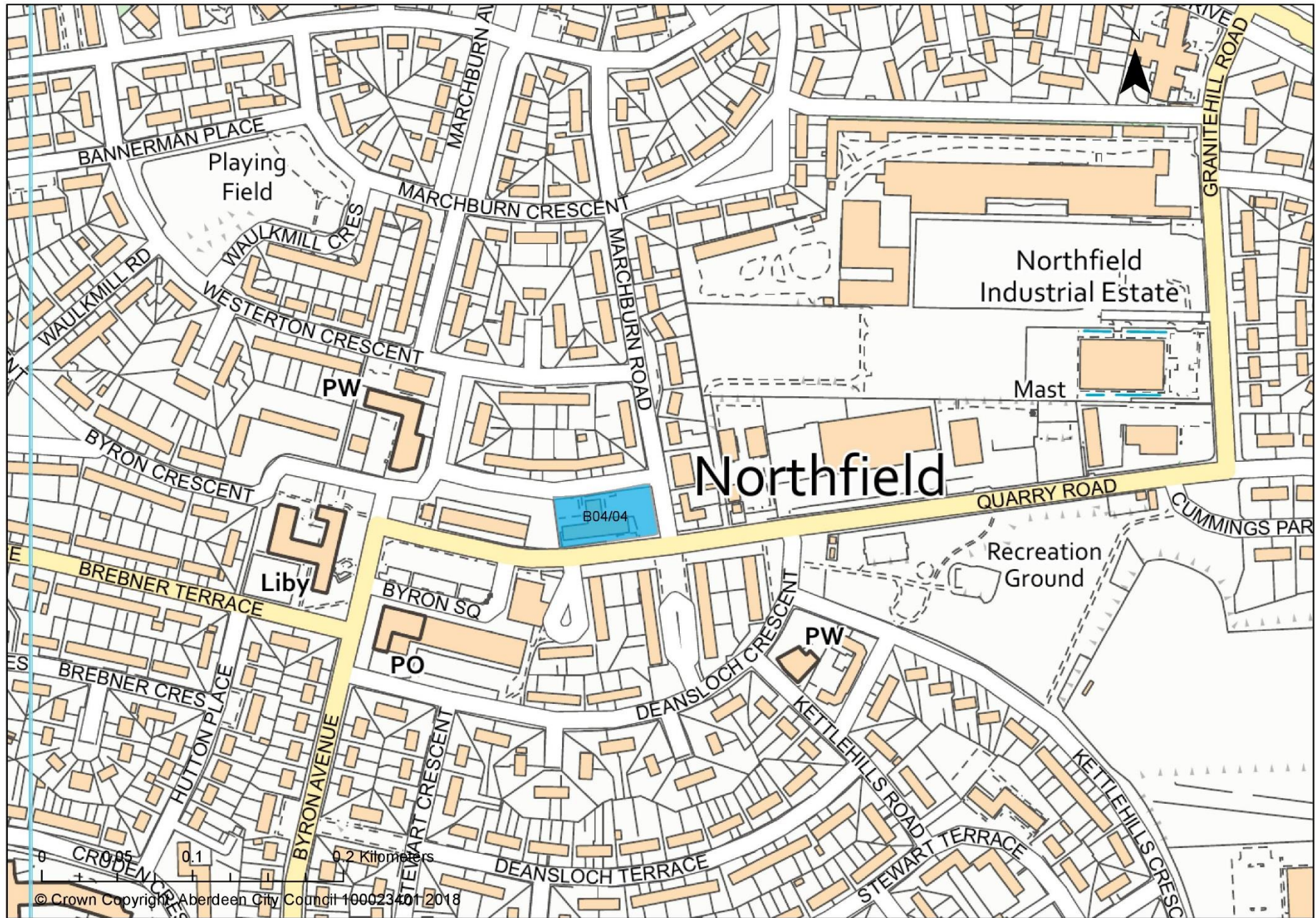
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Road network capable of accommodating traffic generated?					Council as Roads Authority. 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 800m of local shopping facilities, and within 1km of a major employment area. There are bus stops within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 situated on the brow of a hill and its development will have a permanent and negative effect in the landscape setting of the area. Site is also a significant part of the greenbelt and its development would encroach into the open countryside.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Development of site will harm the landscape setting of the city as it would encroach onto the open countryside.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would provide private and affordable housing. The leisure and recreation element of the proposal would provide employment opportunities and would improve the economic growth of the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Ward 4 – Northfield

B0404 – Northfield Medical Practice



B0404 – Northfield Medical Practice

Housing 0.22ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 already in place.	GIS Scottish 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 Human Health	Connections already in place.	OS Map GIS Scottish Water Layer	0	N/A	0
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text 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"> Reduce vulnerability to the effects of climate change. 						
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 residential uses will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and is within a neighbourhood centre with various 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>	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"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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. This capacity is expected to decrease overtime however it would still be sufficient. A medical practice is 1km from the site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	The site is south facing and has some trees and vegetation cover providing shelter from northerly winds. This is a generally flat site with gentle undulations to the rear.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is possible from Byron Square, Marchburn Road and Byron Crescent.	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 located within a Neighbourhood Centre and has bus stop available adjacent to it.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 site is within an urban area with one building on site and a few trees and hedges. Redevelopment would not result in any significant loss of landscape features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Retention of trees on site.	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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 Submitted Bid Documents	++	N/A	++

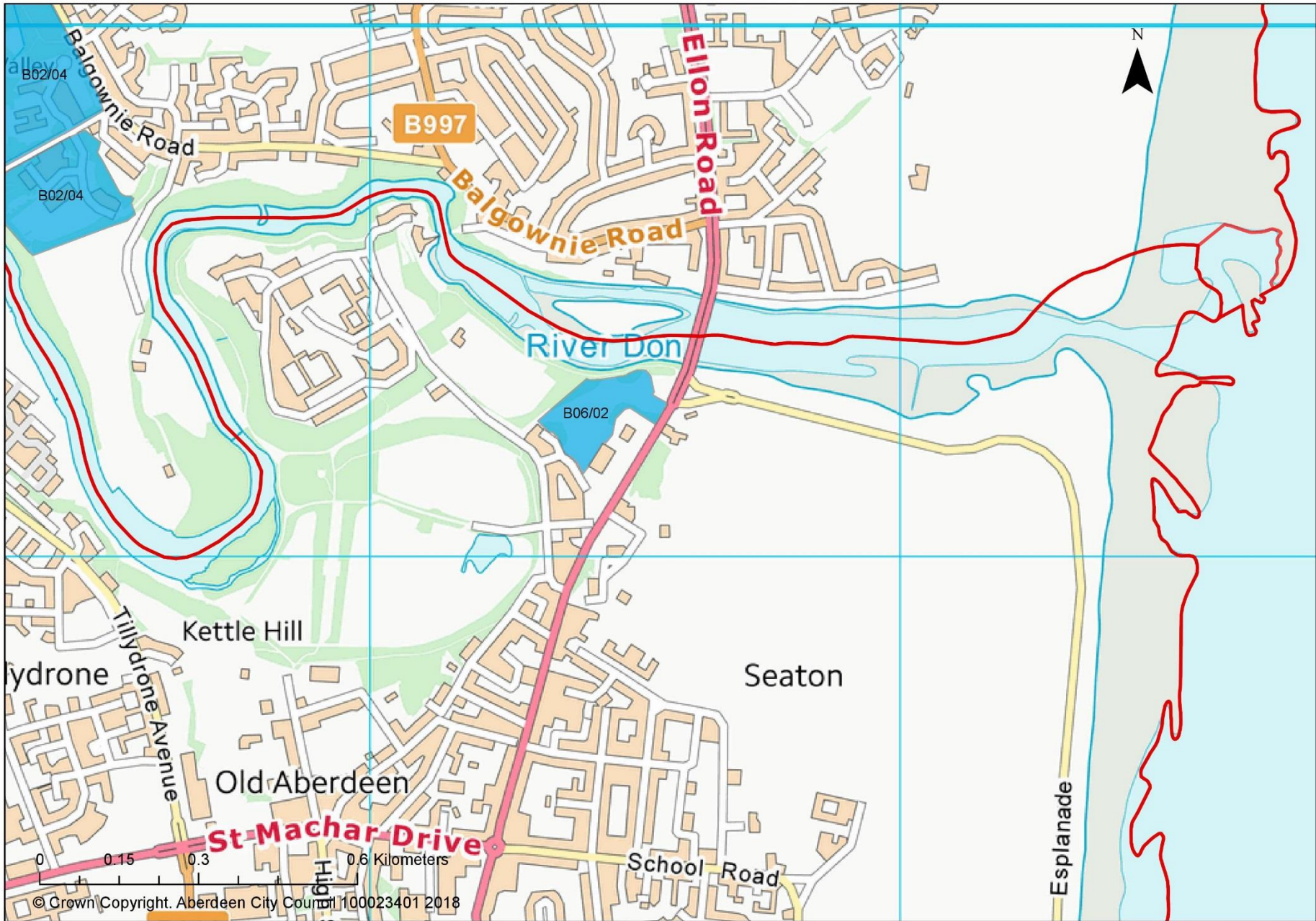
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for residential development which will help to meet local housing needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

Ward 5 – Hilton/Stockethill

No bids were received for this ward.

Ward 6 – Tillydrone/Seaton/Old Aberdeen

B0602 – Land at Lord Hay's Grove



B0602 – Lord Hays Grove

55-95 Houses 2.15ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity 						
<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 Scotland River Basin Management Plan?</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 GIS Hydrogeology Maps 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
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?		Site is connected to the public foul sewer.	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 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>Flood Risk</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>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>	<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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Protected Species (bats, otters, etc.)</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>Northwest corner of the site is part of the River Don Corridor Local Nature Conservation Site. The Donmouth Local Nature Reserve is also to the north of the site, outwith the boundary. Site is also part of the Green Space Network.</p> <p>Development proposes to implement integrated bird boxes and install low-level lux development lighting to minimise interference with nocturnal species. It aims to protect areas of existing woodland by employing 8m wide zone of influence (woodland expansion and wild grass zone) around existing woodland to allow for expansion of woodland and wild grasslands. Proposal includes a River Don corridor buffer which incorporates landscaping to encourage and enhance local wildlife.</p> <p>The site is identified as being 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>--</p>	<p>HRA required to ensure the safeguarding of the conservation objectives.</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 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>Climate Change mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy • Reduce vulnerability to the effects of climate change 						

Site assessment question (click on links embedded in the text 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>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 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>The development proposes reduced car parking to encourage use of public transport and active living. It seeks to retain existing footpaths and to introduce Binded Gravel (country style) footpaths to provide a suitable all-weather path. Development proposes to improve and extend the cycle network.</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>-</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>0</p>
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 						

Site assessment question (click on links embedded in the text 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 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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights Protect and enhance human health Promote economic growth, social inclusion, environmental improvement, health and safety; 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision/GP capacity	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. There is a GP 1.1km from the site.	GIS Layer for School Catchments 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
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?		<p>Development would lead to the loss of currently well-used green space.</p> <p>Proposal aims to maintain much of the existing woodland/ landscaping and open space.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	-	Sufficient open space provision will be required as per the Open Space policy in the Local Development Plan.	-
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>Core Path 21 runs through the site and development is not expected to impact this negatively. Development proposes to upgrade part of this Core Path and upgrade some of the undefined paths running through the site to country style paths.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</p>	0	Mitigation should ensure the development will 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?		<p>The development will provide expansion of woodland and wild grassland through an 8m wide zone of influence around existing woodland, the proposed provision of integrated bird boxes and an urban meadow.</p>	<p>Submitted Bid Documents</p>	+	Due regard will be given to Green Space network policy when planning new developments to ensure habitat links are maintained and enhanced.	+
<p>Soils</p> <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents 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	This is a flat, south westerly facing site that is well sheltered with tree belts to the north, east and west.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular Access constraints or opportunities -	Material assets and climatic factors?	Vehicular access to the site would be from one reasonably narrow road which is not likely	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the	0

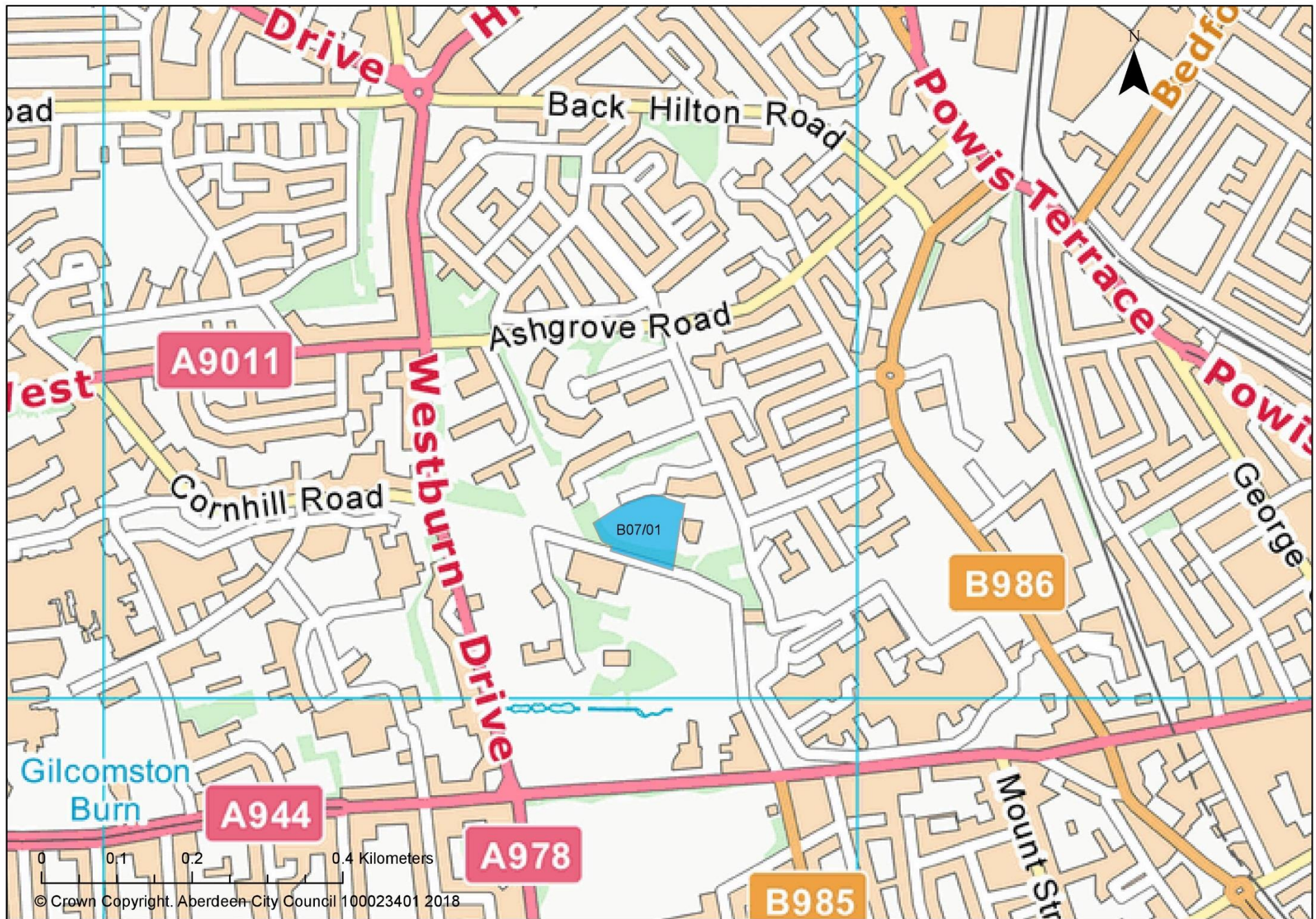
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Road network capable of accommodating traffic generated?		to have the capacity to cope with significant amounts of traffic from a new development.			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	<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	++
Landscape Designated sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	<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		Development may affect the distinctive landscape character of part of an LNCS and the River Don Valley.	Landscape Character Assessment	--	Landscape impact can often be mitigated through screening or	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of the landscape and the qualities of wild land?		Site is classed as Prime Landscape.	Existing LDP allocations for Greenbelt and GSN Site Visit		sensitive siting of buildings within the site.	
Material assets <ul style="list-style-type: none"> Minimise waste 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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. Canmore Database	0	Development will be required to respect and enhance the Conservation Area as per LDP Policy and national legislation.	0
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	The development may negatively affect the patterns of use of the landscape in terms of locals frequenting the open space within the Conservation Area.	Submitted Bid Documents	-	Development will be required to have due consideration for its setting.	0
Population <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety; 						
Promote economic growth, social Inclusion, environmental improvement, health and safety;	Population	Proposal is for 55-95 housing units, both private and affordable.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

Ward 7 – Midsocket/Rosemount

B0701 – Land adjacent to Cornhill Road



B0701 – Land adjacent to Cornhill Road

Housing 0.81ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity 						
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 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?		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 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>Flood Risk</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 Risk Maps show that there are chances of surface flooding in the two central sections of the site. Hard development on this site may increase the amount of surface water run-off potentially affecting the existing residential development surrounding 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>	<p>--</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>-</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>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>Development would interfere with Green Space Network on site. Several mature tree belts with TPOs would be affected.</p> <p>Site is identified as being 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>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 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>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 						
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	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
Spatial Planning Assessment of Climate Emissions)?		<p>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>Submitted Bid Documents</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>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 						
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>	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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights Protect and enhance human health Promote economic growth, social inclusion, environmental improvement, health and safety; 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision/GP capacity	Population and human health or material assets	<p>Skene Square Primary School is currently under capacity; however, forecasts show that by 2025 it will be overcapacity. Aberdeen Grammar is currently at full capacity and forecasts show it running overcapacity from 2021.</p> <p>There is a GP 1.3km from the site.</p>	GIS Layer for School Catchments 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?		<p>The site contains a significant area of open space with mature trees protected via TPO. There has been an incremental loss of open space in this area as a result of a significant amount of residential development.</p>	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per the Open Space policy in the Local Development Plan.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>Development will result in the loss of an attractive area of open space as well as severing part of the Green Space Network.</p>	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	--

Site assessment question (click on links embedded in the text 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 Green Space Network policy.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 						
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 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.	-
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	This is a west facing site with generous tree cover to the south and west, and pockets of trees across the rest of the	Submitted Bid Documents 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
gain? Is the site protected from prevailing winds?		site and outwith, providing adequate shelter from northerly winds.	Site Visit			
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be from either Shaw road to the north west of the site or just off May Baird Avenue to the east of the site which service the existing residential developments near the site.	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 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 facilities are located within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 of this site will have permanent and negative effect in the landscape setting of the area. This is an attractive area of open 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.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-

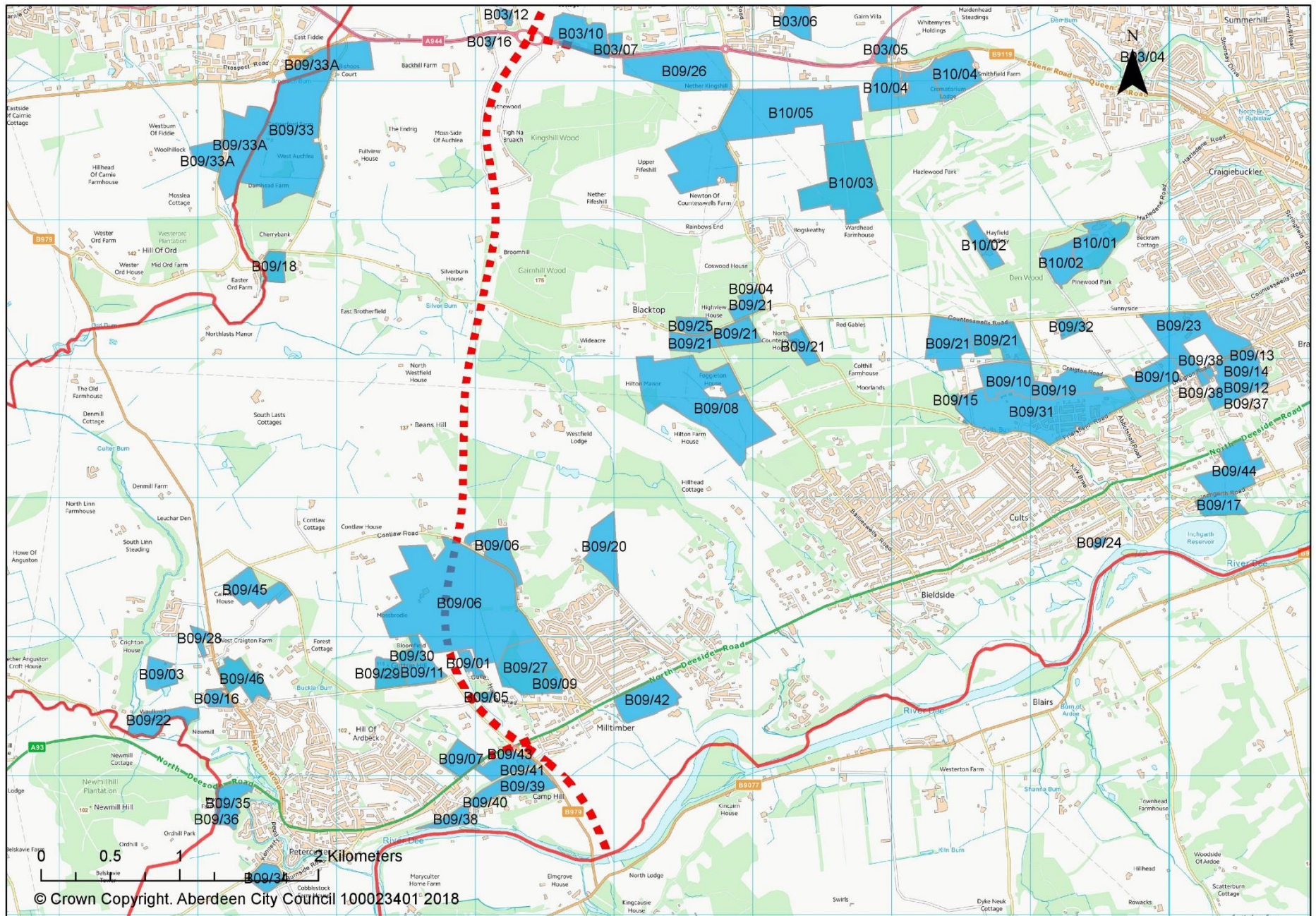
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material assets <ul style="list-style-type: none"> Minimise waste 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety; 						
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.	+

Ward 8

All bids are desirable.

Ward 9 – Deeside

- B0901 – Culter House Road Phase 1
- B0903 – West Craigton Farm
- B0904 – Land adjacent to Countesswells Wood
- B0905 – Culter House Road
- B0906 – Contlaw
- B0907 – Albyn Playing Fields
- B0908 – Countesswells
- B0909 – Pineacres Contlaw Road
- B0910 – Friarsfield North
- B0911 – Land at Culter House Road
- B0912 – Craigton Road South (1)
- B0913 – Craigton Road South (2)
- B0914 – Craigton Road South (3)
- B0915 – Land at Sunnyside
- B0916 – Craigton
- B0917 – Land East of Inchgarth Mews
- B0918 – Land at Mill of Brotherfield
- B0919 – Land at Craigton Road
- B0920 – Binghill Farm
- B0921 – Countesswells Expansion
- B0922 – Land at West Craigton
- B0923 – Hillhead of Pitfodels
- B0924 – Loirsbank
- B0925 – Highview Pancakes
- B0926 – Huxterstone
- B0927 – Contlaw Road
- B0928 – Land West of Malcolm Road
- B0929 – Guttrie Hill West
- B0930 – Guttie Hill East
- B0931 – Friarsfield Woodley
- B0932 – Hillhead of Countesswells
- B0933 – Damhead/Cadgerford
- B0934 – Kennerty Farm
- B0935 – Newmill Farm
- B0936 – Treepark 1
- B0937 – Treepark 2
- B0938 – Lover’s Walk
- B0939 – Peterculter East 1
- B0940 – Peterculter East 2
- B0941 – Peterculter East 3
- B0942 – Milltimber South
- B0943 – Milltimber Farm
- B0944 – Inchgarth Road
- B0945 – Shepherds Retreat
- B0946 – Malcolm Road, Peterculter



B0901 – Culter House Road Phase 2

8 Houses 1.64ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 small Burn running from north to south towards the west 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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 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>Flood Risk</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 there is no flood risk. A small burn runs north to south at the west of the site, which may be vulnerable to flooding in future.</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>	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 all ancient woodland. Although the trees have been felled this designation is still valid as it also relates to soil, and seeds that may be present within it.</p> <p>The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises green space network. Development on this site will lead to the loss and disturbance of these elements.</p> <p>NESBReC records show 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 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>Habitat enhancements may reduce residual</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
To what extent will the proposal affect protected species? – e.g. bats, otters, etc.					impact on habitat/species.	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 leisure and recreation uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is 800m away and local facilities are at least 80m away. The proposed 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.</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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School has capacity. Cults Academy is forecast to be over capacity by 2021. Closest medical practice would be in the nearest settlement of Milltimber (800m) and Peterculter (2km).	GIS Layer for School Catchments 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?		Proposal will include woodland buffers, SUDS retention ponds and pedestrian links north-south and to existing woodlands.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is sheltered by tree belts and to some degree by topography surrounding the Aberdeen Western Peripheral Route junction. Site is clear felled, generally south-east facing and relatively flat.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	
Vehicular access constraints or opportunities.	Material assets and climatic factors?	Site can be accessed via Culter House Road (a country road). Construction of further access roads to serve the development would be required.	Submitted Traffic Assessments	-	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. 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	800 metres to Milltimber; approx. 2 kilometres to Peterculter (district centre, school and sports centre). No significant employment opportunities close to the site. Nearest bus stop is 800m away.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. Development in the treed area would erode the character. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR. This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
		coalescence and the loss of the separate character of the two settlements.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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	+

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

B0903 – West Craigton Farm

150 Houses 4ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, 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.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections required.	GIS Scottish Water Layer	-	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Culter Burns runs to the west of the site; however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn forms the east and part of the south edge of the site. The small watercourse may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.	GIS Layers for Flood Risk Submitted Bid Documents	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary. A Tree Preservation Order (ref 81) lies to the west of the site. Green Space Network covers the site, with the exception of two small areas. 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		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.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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 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) Aberdeen Open Space Audit 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 Submitted Bid Documents	-	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
					remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south-west facing. Some shelter is provided due to topography and pockets of tree cover.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	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
					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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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, glimpses of the site would be possible from Malcolm Road. The site would be visible from the A93. Development will slightly intrude into the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		All the trees to the west of the site are covered by TPO. There is a liner group of trees running down the middle of the site. There is some potential loss or disturbance to these features.	Landscape Character Assessment Existing LDP allocations for	-	Replacement planting to offset impacts as per LDP Policy NE5.	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
and the qualities of wild land?		The Culter Burn is classed as prime landscape.	Greenbelt and GSN Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and potential employment opportunities.	Submitted Bid Documents	+	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
					improvements and affordable housing.	

B0904 – Land adjacent to Countesswells Wood

c.50 Houses 4ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 required for this small-scale development would likely be limited.	OS Map 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

Site assessment question (click on links embedded in the text 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>Flood Risk</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>No known risk of flooding.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	<p>0</p>	<p>Drainage Impact Assessments may be required to be submitted with planning application. Provision for SUDS made where appropriate.</p>	<p>0</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Existing mature vegetation/trees located on the field boundaries. Ancient woodland abuts the boundary on the north and west. The whole site is Green Space Network. Eurasian Red Squirrel and Red Kite within and outwith 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 any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained.</p>	<p>0</p>
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 has poor connectivity and is distant from local facilities resulting 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>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to</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
			Submitted Bid Documents		reduce the predicted carbon dioxide emissions. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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>Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision</p>	Population and human health or material assets	<p>The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is zoned to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.</p> <p>Medical facilities available within 3km.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	--	<p>Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.</p> <p>New capacity will be available at Countesswells Academy once built.</p>	-
<p>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?</p>		<p>Site is not public open space.</p>	<p>GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN</p>	0	N/A	0
<p>Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>		<p>Development of the site would sever the GSN, resulting in its fragmentation.</p>	<p>Submitted Bid Documents</p>	-	<p>Provision of new and/or retention of elements of existing green spaces within the site as part of the development.</p>	-
<p>Soils</p> <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Site is flat, south-east facing with good shelter provided by woodland to the north.	Submitted Bid Documents Aerial Map 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
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified. Potential cumulative impacts with nearby Countesswells development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Location is poor relative to existing facilities with no public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Countesswells development will likely provide nearby facilities in the future.	-
Landscape Designated sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 somewhat disjointed from the emerging Countesswells settlement.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
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 wild land ?		No landscape features within the site. Mature trees to north and west boundaries may be affected by development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside setting through careful design and landscaping.	0
Material assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety. 						
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.	+

B0905 – Site as East Lodge, Culter House Road

4-5 Houses 0.85ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Guttrie 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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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, 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.</p>	<p>OS Map 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>	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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	The Guttrie Burn runs north-south to the west of the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site is all ancient woodland. The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises Green Space Network. Development on this site will lead to the loss and disturbance of these elements. NESBReC records show that bat survey may be required. Potential impact on the River Dee SAC during and post-construction phase (Guttrie Burn to the west 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Lack of pedestrian footpaths from A93 N Deeside Rd. Culter House Rd is narrow. Approx 800 metres to nearest bus stop. 800 metres to Milltimber; approx. 2</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		kilometres to Peterculter (district centre, school and sports centre). There are no core paths. There is no formal cycle path on Culter House Road, cycle lane on North Deeside Road, or the Deeside Line. There are no significant employment opportunities close to the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air Quality	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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Culter Primary School where there is capacity. Secondary education is zoned to Cults Academy which is forecast to be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) may be required to address capacity issues.	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?		Proposal will not affect nearby core path links.	GIS Layer on Core Paths/Cycle Lanes	0	N/A	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would fragment 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south facing and sheltered due to tree cover to the north.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will 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
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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	<p>The site is located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR.</p> <p>This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		There is a low stone dyke along the southern boundary. The site comprises trees which link to a larger treed area. Development would lead to the loss and disturbance of these landscape features.	Landscape Character Assessment Existing LDP allocations for	--	Limit impact on 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
			Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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	+

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

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site appears to contain a number of field drains/ ditches, which become or flow into the Guttrie Burn and Milltimber Burn, 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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		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.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-

Site assessment question (click on links embedded in the text 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?						
Can the option connect to the public foul sewer?		Connections nearby (Colthill Crescent, Miltimber).	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 map identifies linear areas to the east of the site, and along Malcolm Road are at risk from surface water flooding. There is a small watercourse on the site which may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 east of the site is designated Green Space Network. There is some identified priority habitats associated with existing areas of woodland. (Pinus Sylvestris and Picea Sitchensis). Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is an SAC.</p> <p>NESBReC data show bat survey may be required, with records of Designated Species in the area, such as Red Squirrel, Dunnock, Song Thrush, Yellowhammer, and Starling.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>The closest bus stop is on North Deeside Road, over 800m from the site. This development is further than 800m from facilities. Nearest 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>	--	<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
		<p>are in Culter. The nearest medical (Camphill Medical Practice) and schools are also over 800m. There are no significant employment sites within 1.6k of the site. The proposer does indicate there will be a mix of uses developed in phase 1 of the site which will include community uses and a primary school.</p> <p>There are limited path and cycle network. Core path 51 runs to the north-west of the site, and aspiration path 4 runs to the south. These do connect to recreation facilities, but there is no direct link to community or employment facilities.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>Service Infrastructure</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
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	Population and human health or material assets	<p>The site is zoned for both Milltimber and Culter Primary Schools, and Cults Academy.</p> <p>Culter Primary School is currently under capacity. Milltimber will be over capacity by 2020. Cults Academy is forecast to be over capacity by 2021. The proper indicated a primary school could be built on site.</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
<p>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?</p>		<p>Majority of site appears to be private fields.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	0	Sufficient open space provision will be required as per the Open Space Policy in the LDP.	+
<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>Core path 51 runs through the northern section of the site.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</p>	-	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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		50% of the site is designated Green Space Network. Development will lead to erosion of the GSP in this location however may provide opportunities for overall enhancements over the entirety of the site.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	There are areas of woodland beyond the site boundary to the south which may provide protection. Within the site there are tree belts which may offer protection. The tree planting mitigation for the Aberdeen Western Peripheral Route once mature will offer further protection. The site is generally south east facing.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 would have a significant impact on the landscape. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side. Coalescence with Peterculter.</p> <p>The site would impact on the green wedge between the Milltimber and Peterculter; this would be significantly reduced. The majority of development along Deeside is contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill, and up to 120m at Hill Farm, Hill of Milltimber</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--	Limit impact on setting through careful design and landscaping.	--
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>There are linear groups and clumps of woodland on site, and stone dykes are present.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--	Limit impact on setting through careful design and landscaping.	--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	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?			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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead and Hillhead of Milltimber Farmstead are also on the site. This indicates that it may be of archaeological interest.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	0
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0907 – Albyn Playing Fields

100 Houses 3.7ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is bound on three sides by Ardbeck 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.	https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 relatively small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Connections available.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Some small pockets of poor drainage within the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding within the site as shown on SEPA Flood Risk Map.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Site located in Green Belt and Green Space Network. Site associated with bat habitat and/ or activity (sightings and wooded features). A significant number of designated species have been sighted 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Closest Cycle & Core path is Old Deeside Line to the south (within 400m), A93 connecting Deeside to Aberdeen City. Bus routes follow A93 east and west (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</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
		<p>201, 202, 203, 19), all within 400m of the site.</p> <p>Over 800m to nearest neighbourhood centre (Peterculter) shops and amenities.</p> <p>There are a significant range of available footpath / cycle path connections to community, recreation and employment facilities. There are also several core paths proposed connecting the site with the north, east and west.</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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.	GIS Layer for School Catchments 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?		Private open space – no access to the general public.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	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?		Proposed development would fragment 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield land (playing fields). Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	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
					remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Relitavely flat site with trees to south of site for screening along A93 North Deeside Road. Tree belts on north, east and western boundaries.	Submitted Bid Documents Aerial Map 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 - 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
					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	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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Visible from the A93, roadside frontage. Some residential properties on the north side of the site. Currently playing/sports fields. Half the site is located within the 'Lower Deeside' character area, and the other is located within 'Valley' character area (prime landscape).	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	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		Some potential loss or disturbance of mature trees defining site boundaries.	Landscape Character Assessment Existing LDP allocations for	-	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
and the qualities of wild land?			Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	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
					improvements and affordable housing.	

B0908 – Countesswells

500 Houses & Employment 21.6ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Newton Dee Burn runs north-south through the site and is 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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</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
Can the option connect to the public foul sewer?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Newton Deee Burn runs north-south through the site. There are also a number of areas of poor drainage throughout the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 surface water flood risk. These are mostly associated along the burns and drains present on site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This LNCS contains a variety of habitats.</p> <p>The sites falls within the River Dee Special Area of Conservation Catchment Area, and is Green Space Network, and greenbelt. NESBReC Data shows that a number of Designated Species have been recorded in proximity of the site and within its boundary. Parts of the site are associated with bat habitat/ activity.</p> <p>Potential impact on the River Dee SAC during and post-construction phase (Newton Dee Burn).</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.	<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
			Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Cults Primary School which is overcapacity, and Cults Academy which is forecast to be overcapacity by 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	The surrounding topography provides good shelter for the majority of the site, however some areas are quite exposed, and in particular open farmland/fields to the south of the site. The majority of the site is south, south-west facing.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues and access constraints.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	The proposal is poorly located to the nearest facilities, with limited public transport options available. It is proposed to provide a neighbourhood centre as part of the proposal.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Provision of future services and linkages.	-

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 site would significantly intrude on the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		There are trees, stone dyke field boundaries and hedges on site. Development would result in their loss.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 sites and monuments record shows documentary evidence of Foggieton on site, a building depicted in the OS 1st edition map.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	0
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0909 – Pineacres, Contlaw Road

12 Houses 1.8ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to 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 the overall condition of the River Dee.</p>	<p>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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, 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.</p>	<p>OS Map 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>	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?		Nearby connections available.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
<p>Flood Risk</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 is a risk of flooding along Contlaw Road, this form a boundary with the site. The Milltimber Burn flows in a culvert at this point.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site is within the River Dee SAC catchment area. 1.2 ha of the 1.8 ha site is wooded, and of this 0.8 ha is designated ancient woodland. Tree Preservation Order 250 covers the whole site, and priority habitat is to be found at the western portion of the site. The wooded element of the site is Green Space Network. Bat survey may be required, Red Squirrel also recorded on the site and within proximity.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>There is a bus stop within 400m from the site, on North Deeside Road. All facilities are over 800m from the site. There are no</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		significant employment opportunities within 1.6km of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Milltimber Primary School, which is forecast to be over capacity by 2020. Secondary education is allocated to Cults Academy, which is forecast to be over capacity by 2021.	GIS Layer for School Catchments 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?		Site comprises an existing private dwelling and its curtilage. No public open space within the site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would erode 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site comprises an existing private dwelling and its curtilage. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	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
					remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south facing and sheltered due to surrounding tree cover.	Submitted Bid Documents Aerial Map 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 - 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	-	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 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 abutted by OP112 on the north and west side, and the existing development of Milltimber on the east and south. Due to tree cover retention the site will not intrude into the landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	N/A	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		The site comprises a significant tree group on Contlaw Road. The trees make worthwhile contribution to the setting of Milltimber. Loss of woodland to the east could adversely impact landscape character.	Landscape Character Assessment Existing LDP allocations for	--	Replacement planting throughout the development where appropriate in accordance with NE5 of 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
and the qualities of wild land?			Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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

B0910 – Friarsfield North

c.280 Houses 22ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 would be significant. The development may allow for the deculverting of water course running north-south through the site.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-
Can the option connect to the public foul sewer?		New connections required. Connections available to the south.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	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>Flood Risk</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 indicate there is a small area of flooding on 'Newton' site.</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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Craigbank and Corbie: The site falls within the River Dee Special Area of Conservation Catchment Zone. There are tree preservation orders abutting the site boundary to the north, TPO 238, TPO 73 and TPO 243. The site is located in the green belt. Bat survey may be required for entire area.</p> <p>Newton: The site falls within the River Dee Special Area of Conservation Catchment Zone. Bat survey may be required for entire Bid area, Red Squirrel recorded in proximity 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is over 600 metres from the site at North Deeside Road.</p> <p>There are no facilities within 800m of the site. Cults Medical Centre is approx. 1km</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
		<p>south. Cults district centre is closest for shopping/ amenities.</p> <p>There are no significant employment opportunities within 1.6 kilometres of 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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air Quality	<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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Craigbank and Corbie: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021. Newton: The site is zoned to Airyhall Primary School, which is forecast to be over capacity by 2024. The secondary education is zoned to Hazlehead Academy, which is forecast to be over capacity by 2021.	GIS Layer for School Catchments 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 may affect core path links running through the site however may provide opportunity to enhance existing links.	GIS Layer on Core Paths/Cycle Lanes	-	Opportunity to upgrade/ enhance existing network.	+
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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 Submitted Bid Documents	-	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
					remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Craigbank and Corbie: The site is generally south facing sheltered due to tree belts and topography. Newton: The site is generally east facing and sheltered due to tree belts to the north.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	-

Site assessment question (click on links embedded in the text 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 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 Check distance to local facilities	--	Provision of future services and linkages.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Craigbank and Corbie: Development would have a visual impact locally from Kirk Brae/ Kingswells Road and from Lower Deeside, as development would risk breaching the skyline. Newton: Development would slightly intrude into the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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		Craigbank and Corbie: There is a high stone wall on Craighton Road, and field boundaries within the site. There tree field boundaries also. These features may be lost or disturbed due to development.	Landscape Character Assessment 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
and the qualities of wild land?		Newton: There are stone dykes field boundaries and tree belts. These features may be lost or disturbed due to development.	Greenbelt and GSN Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0911 – Land at Culter House Road

c.100 Houses & Garden Centre 3.8ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>No natural conservation designations cover this site, however, it is located to west of and bordered by Guttrie Hill (Ancient and Semi-Natural Woodland), forming part of the Peterculter Local Nature Conservation Site (no. 54). It is also designated and Green Space Network. The site is identified as an area of potential bat habitat (wooded features) and there are records of Brown Pipistrelle bats adjacent to the site. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a designated species on the UK BAP list of Priority Species, have been spotted 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>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest bus stop c.770m from the site. There are a limited range of available facilities within 800m of the site. Peterculter neighborhood centre is located</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 (click on links embedded in the text 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>c.1.2km from the site, with the nearest medical facility over 800m. Culter Primary and Culter Academy are located over 800m from the site.</p> <p>Culter House Road is a narrow country road with no pedestrian footpath. There are no designated cycle routes serving the site.</p> <p>There are limited employment opportunities within 1.6km of the site within Culter itself. Prime 4 and Arnhall Business Park are located c.5km 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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.	GIS Layer for School Catchments 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 fragment 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south-east facing with some shelter from northerly winds, afforded by a sparse tree belt along the northern edge of the site.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues, particularly when accessing the site from the west along Culter House Road.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 at this location would be highly visible from surrounding areas, particularly from the AWPR and would intrude significantly into the landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		The site is currently open agricultural land and as such there are limited landscape features on the site itself; it is bounded by a low drystone wall with the Guttrie Hill woods to the west and a sparse tree belt along the northern boundary. It is likely there will be only limited loss of features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Limit impact on setting through careful design and landscaping.	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0912 – Craigton Road South 1

70-75 Houses 6.4ha

++	+	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
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity of 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>	-	Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 400 m of the site. Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary</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
		<p>School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.</p> <p>Core path 67 runs to the south of the site providing east and west connections, and core path 65 adjoins this, running north and south. Core path 66 (Old Deeside Line) is less than 1km from the site.</p> <p>The site is more than 1.6Km from significant employment area.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	The site is south facing and well protected by existing established tree belts.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 site forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on setting through careful design and landscaping.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on setting through careful design and landscaping. Compensatory planting in line with Policy NE5 of the LDP.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 Pitfodels Conservation Area. It is anticipated that any impacts on the CA would likely be limited.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise impacts.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0913 – Craigton Road South 2

30 Houses 2.9ha

++	+	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
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity to 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 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 400 m of the site. Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary</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</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
		<p>School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.</p> <p>Core path 67 runs to the south of the site providing east and west connections, and core path 65 adjoins this, running north and south. Core path 66 (Old Deeside Line) is less than 1km from the site.</p> <p>The site is more than 1.6Km from significant employment area.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments 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 erode the GSN.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	The site is south facing and well protected by existing established tree belts.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Limit impact on setting through careful design and landscaping.	-
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Limit impact on setting through careful design and landscaping. Compensatory planting in line with Policy NE5 of the LDP.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	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?			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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise impacts.	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0914 – Craigton Road South 3

Specialist Housing & Garden Centre 6.4ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity of 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>	-	Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 400 m of the site. Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary</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
		<p>School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.</p> <p>Core path 67 runs to the south of the site providing east and west connections, and core path 65 adjoins this, running north and south. Core path 66 (Old Deeside Line) is less than 1km from the site.</p> <p>The site is more than 1.6Km from significant employment area.</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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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?		Development of the site would sever the GSN, resulting in its fragmentation.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	The site is south facing and well protected by existing established tree belts.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not	Landscape	The site forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape	Landscape Character Assessment Existing LDP allocations for	-	Limit impact on 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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		Character type, and the Dee Valley Landscape Character Area.	Greenbelt and GSN Site Visit			
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on setting through careful design and landscaping. Compensatory planting in line with Policy NE5 of the LDP.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise impacts.	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide some employment opportunities. Care home provision.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0915 – Sunnyside, Cults

2 Houses 0.3ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Extension to nearby connections on Kirk Brae required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Potential impact on GWDTEs associated with Cults Burn running immediately adjacent to the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	South west of site subject to low, medium and high pluvial flood risk associated with Cults Burn, as identified on SEPA's Flood Risk Map.	GIS Layers for Flood Risk Submitted Bid Documents	-	Flood Risk Assessment/ Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. Careful siting of proposed dwellings.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Designated Green Space Network. Bullfinch recorded within 100m of site (NESBReC). Site associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase (Cults Burn to the west 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>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>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Private road access. No pavements, no cycle lane. Closest bus stop is 0.5 miles from site. Cults Medical Centre is 1.5 miles south and Great Western Medical Practice</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 (click on links embedded in the text 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>is 1.5 miles east. Cults district centre is closest for shopping/ amenities.</p> <p>PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.</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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the		<p>Proposed development would likely fragment the Green Space Network.</p>	Submitted Bid Documents	-	Provision of new and/or retention of	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
green network through for example the green infrastructure on site?					elements of existing green spaces within the site as part of the development.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	Generally south-east facing with some trees/shrubs delineating the site.	Submitted Bid Documents	+	Development will be encouraged to be sited and orientated so as 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
gain? Is the site protected from prevailing winds?			Aerial Map Site Visit		maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities - 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. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement	Landscape	Site lies within Lower Deeside Character Area. Site sits in proximity to OP41 Friarsfield. Development will slightly intrude into the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
boundaries, existing 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 wild land ?		Agricultural land visible to the east at present, development of OP41 ongoing. The woodland to the west of Friarsfield forms a strong and defensible green belt boundary. Although small – this development would erode these features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	0
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Planning Policy – Planning for Zero Waste?						

B0916 – Craigton, Peterculter

c.20 Houses 1.91ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent a number of small watercourses leading into the Culter Burn ('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 via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 relatively small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Connections nearby (Malcolm Road).	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	The majority of the site is freely drained, however the south east and eastern edge of the site does appear to have some drainage issues where the ground was relatively wet and 'rushes' were present. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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 indicted there is a high likelihood of surface water flooding at the eastern corner of the site. The indicative plan indicates this area will not be developed.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site forms part of the green space network. TPO 253 is adjacent to the eastern edge. There would be some loss or disturbance of wildlife habitat or species at this site. Designated Species (Red Squirrel) recorded within 100m of the site). Site is associated with bat habitat/activity. Potential impact on the Culter Burn/ 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>Bat Survey will be required at planning application stage.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the Culter Burn/ 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>A bus stop is located with 400-800 metres of the site. The closest facilities are more the 800 metres from the site. There is a limited range of available footpaths/cycle</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		path connections to the community, recreation and employment facilities. Core path 52 is at the southern boundary of the site. Other path forms the western and northern edge of the site. There are no significant employment opportunities within 1.6 kilometers of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel. Development will provide the impetus for new local facilities, potentially reducing the need to travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.	GIS Layer for School Catchments 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 fragment 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Most of the site is well sheltered due to topography and trees on the road boundary. The site rises in the middle and is more exposed at this point. The site is mainly south, south west and south east facing, sloping from the top 'hump'.	Submitted Bid Documents Aerial Map 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 - 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. TS or TA will be required with planning application.	0
Is the site close to a range of facilities? Can these be	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	-	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
accessed by public transport?			Check distance to local facilities			
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 intrude slightly into the landscape. Development would be visible from the A93, and would present as a cluster of housing, rather than the isolated units, or linear residential development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of 25% affordable housing on site.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0917 – Land east of Inchgarth Mews

c.15 Houses 4.4ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to Abbotshall 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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, 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.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Nearby connections available.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Potential impact on GWDTEs associated with Abbotshall Burn immediately adjacent to the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	There is an area of surface water flooding along the southern boundary of the site and north-south through the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>River Dee corridor LNCS located within south side of the site. Bat survey may be required. Protected Species may be an issue. Potential impact on the River Dee SAC during and post-construction phase (Abbotshall Burn to the west 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Single side pavement on Inchgarth Rd, no cycle lane. Bus stops and cycle lane on N Deeside Rd 0.6 miles north of site. Cults District Centre (shops, library, medical</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		centre) located half a mile west. Old Deeside Line core path and LNCS north of site. Core Path and cycle route Old Deeside Line (no.66) lies immediately to the north of the site. With the exception of Robert Gordons University, there are limited employment areas nearby.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Primary School currently over capacity. Cults Academy will be over capacity in 2020.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions 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?		Proposed development would likely erode 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.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Site boundary is delineated by woodland. Site slope indicates south-facing.	Submitted Bid Documents Aerial Map 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 - 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. 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 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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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	Part of site is 'Valley' prime landscape character, part is 'Lower Deeside' character area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		The site is enclosed by woodland. It is part of the River Dee valley prime landscape and contributes to the sense of place in that location.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing on site.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0918 – Land at Brotherfield

15 Houses 3ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to Ord Burn/ Brodiach 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 via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, 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.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Private treatment plant proposed.	GIS Scottish Water Layer	-	Policy NE6 of the LDP requires that private sewer treatment systems have no adverse impacts on the environment.	0
<p>Flood Risk</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 indicate there is fluvial flooding off site to the west at the Brodiach Burn. The maps also indicated there is surface water flooding offsite to the south, east and west, at the Brodiach Burn and a small water course that joins the Brodiach Burn. There is the potential to exacerbate the existing flooding due to development.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>There are no nature conservation features on site. There is ancient woodland offsite immediately to the north. The site is tree covered, therefore it is expected there will be a degree of habitat loss due to the removal of trees to accommodate housing. Strong presence of Designated Species (Red Squirrel, Otter) and Water Shrew in the area of the site. Area associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase (Brodiach Burn).</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>There is not direct bus route or bus stop in close distance to the site. There are no available shopping and health facilities within 800 metres of the site. There are no</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		core paths to the site. There is an informal path along the road network which links to Westhill. There are significant employment opportunities 1.6 kilometers from the site, at Arnhall Business Park	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Westhill Primary School which will be 100% full by 2022, and Westhill Academy which will be 81% full by 2022.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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	The site is south facing and sheltered due to tree cover to the north and east.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	May result in a significant impact on the surrounding road network.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not	Landscape	The development would intrude into the landscape. The current development in the area comprises a cluster of 10 dwellings and the Beechgrove Garden, set around the burn, and following the line of the road. The development would be a contrast in	Landscape Character Assessment Existing LDP allocations for	--	Limit impact on 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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		development pattern with the surrounding area.	Greenbelt and GSN Site Visit			
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		The site is tree covered. There are remnants of stone dykes on site. The removal of trees to accommodate dwellings will result on the loss or disturbance to these features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0919 – Land at Craigton Road, Pitfodels

c.16 Houses 1.45ha

++	+	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
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 small-scale development would be limited.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-
Can the option connect to the public foul sewer?		New connections required. Connections available to the south.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Climate Change Mitigation						
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use	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
Spatial Planning Assessment of Climate Emissions)?		<p>and consumption, transport movement and waste.</p> <p>The closest bus stop is over 600 metres from the site at North Deeside Road.</p> <p>There are no facilities within 800m of the site. Cults Medical Centre is approx. 1km south. Cults district centre is closest for shopping/ amenities.</p> <p>There are no significant employment opportunities within 1.6 kilometres of the site.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Academy and Cults Primary will be over capacity by 2020.	GIS Layer for School Catchments 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 may affect core path links running through the site however may provide opportunity to enhance existing links.	GIS Layer on Core Paths/Cycle Lanes	-	Retain and enhance existing core path as per LDP policy.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Some shelter to north from former Waldorf School, open rural area to west, east and south. South facing, toward Cults settlement.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road access issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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	Located south of the disused school and north of the OP41 Friarsfield site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Located in the 'Lower Deeside' Landscape Character Area. There are tree belts to the north and east of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0920 – Binghill Farm

100 Houses 8.1ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site is within the River Dee SAC Catchment area. The western edge of the site abuts ancient woodland to its north and TPO 125 to its south. Den of Murtle Local Nature Conservation Site sits immediate beyond the northern edge of the site. There is Green Space Network allocation over the entire site. There may be some loss or disturbance to wildlife habitat or species. Designated Species (Red Squirrel) found in proximity of the site, bat survey may also 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>The site is over 1km from the nearest bus service and bus stops. The site is approx. 950m to Milltimber Primary School and the</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 (click on links embedded in the text 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>site is over 1km from the nearest shops and medical facilities.</p> <p>The site is approx. 485m from an Aspirational Core Path 10. An informal path links north to Core Path 89. There are a limited number of paths</p> <p>There are no significant employment opportunities within 1.6km of the site. It is noted the masterplan for site OP48: Oldfold states there will be 5 hectares of employment land on 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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 						

Site assessment question (click on links embedded in the text 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"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Milltimber Primary School which will be over capacity by 2020. The site is zoned to Cults Academy which will be over capacity by 2021.	GIS Layer for School Catchments 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?		Proposed development would likely sever and fragment 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	There is some shelter from northerly winds due to topography. There is a linear tree belt at the northern most point of the site. The site is south east facing at its upper edge and south facing at its most southern point.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 development would abut OP48: Oldfold to the west, however, development on this site would significantly impact on the landscape as it is above the 95m contour line on the Deeside Valley, which Oldfold adheres too. The Deeside settlements are contained within this contour and breaching it could lead to urban sprawl northwards, and a negative impact on the Dee Valley character.</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.	--
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>The northern boundary of the site is adjunct to a linear tree belt field boundary. There are stone dyke walls separating the fields. Development would result in the loss or disturbance of these elements.</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.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing to be provided on site.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0921 – Countesswells Settlement Expansion

c.545 Houses 33.2ha

++	+	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
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 would be significant. See above re. impact on water environment.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-
Can the option connect to the public foul sewer?		New connections required. Connections available.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Area 3 only: There is an area of wet ground to the south, there is a water course behind the tree belt at the north east of the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	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>Flood Risk</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	Area 2 only: There are two areas of flooding in the north of the site. Beyond the south west site boundary there is flooding associated with the Cults Burn.	GIS Layers for Flood Risk Submitted Bid Documents		Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Area 2: There is ancient woodland to the south west beyond the site boundary. This is also priority habitat. The southern most part of the site is green space network. The site lies within the River Dee Catchment Area.</p> <p>Area 3: Ancient woodland surrounds the site and abuts the boundary on the west and south sides. There is priority habitat abutting the south of the site. The whole site is green space network</p> <p>Area 4: Ancient woodland abuts the boundary on the north and west sides. There is priority habitat abutting the west</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>	--

Site assessment question (click on links embedded in the text 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.		<p>of the site. The whole site is green space network</p> <p>Area 5: Ancient woodland abuts the site to the south, and is across the road to the north. There is priority habitat to the north across the road. Tree Preservation Order 206 abuts the east edge of the site. The whole site is green space network</p> <p>Area 6: Ancient woodland abuts the site to the south, as does priority habitat. The whole site is green space network</p> <p>Area 7: Den Wood Local Nature Conservation Site sits to the north of the site across Countesswells Road, this is also ancient woodland. There are two areas of priority habitat on site. There is a tree preservation order abutting the southern boundary. Green space network covers the southern and western sections of the site.</p>				
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
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>All areas are significantly distant from bus services/ stops, facilities and employment opportunities. Countesswells development</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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		may provide the impetus for future services and will likely deliver new facilities in the long term.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	<p>Population and human health or material assets</p>	<p>Area 2: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.</p> <p>Area 3, 5 & 6: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>Area 4: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is allocated to Countwesswell, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021</p> <p>Area 7: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is allocated to Airyhall Primary School which will be over capacity</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	<p>-</p>	<p>Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.</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
		by 2024, and Hazlehead Academy which will be over capacity by 2021.				
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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	The proposer has estimated that the expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	All areas a generally south facing and benefit from protection from northerly winds through vegetation and tree cover.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	-
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests	Landscape	Area 2: The site is visible from Counteswells Road and Hazlehead Golf Course. The site sits within Aberdeen's	Landscape Character Assessment	--	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
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>agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells</p> <p>Area 3: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.</p> <p>Area 4: The site would be disjointed from the main Countesswells opportunity site</p> <p>Area 5: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.</p> <p>Area 6: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.</p> <p>Area 7: The site is fairly well contained visually from the approaching roads, although gaps in the trees on Countesswells Road allow views across the site. The ridgeline along Craigton Road prohibits views across the site from South Deeside. The western boundary of the site is largely open to views from fields to the west of the site.</p> <p>The site sits within Aberdeen’s agricultural heartlands as wooded farmland and functions as a green separation between</p>	<p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>		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
		Cults and the proposed allocation at Countesswells.				
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		<p>Area 2: There are stone dyke field boundaries within the site.</p> <p>Area 3: There are stone dyke field boundaries and a tree belt along the north east</p> <p>Area 4: There are stone dyke field boundaries and mature trees as the site boundaries.</p> <p>Area 5: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.</p> <p>Area 6: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.</p> <p>Area 7: Stone dykes and tree belts contain and extend into the site.</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.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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	++

Site assessment question (click on links embedded in the text 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	Area 3 only: Counteswells House (Cat B listed) sites approx. 330m to the north west of the site, associated with this is the category C listed Counteswells Doocot (approx. 190m to the north west). Development could have an impact on the setting of these listed features	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0922 – Blaircara Village

Specialist Accommodation 6.2ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the Culter Burn ('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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 relatively small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Connections required. Available to east of site.	GIS Scottish Water Layer	-	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	The Culter Burn forms the south and west edge of the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Culter Burn forms the south and west edge of the site. The SEPA flood maps indicate there is a high likelihood of fluvial flooding from the Culter Burn, and the southern part of the site is affected by flooding. Surface water flooding is also present in the middle of the site and to the north east. The indicative site layout indicates the areas affected by fluvial flooding will accommodate footpaths, planting and dispersed allotments. A flooding incident at Linn Moor Road to the west of the site is also noted (surface run off).	GIS Layers for Flood Risk Submitted Bid Documents	--	Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 is some loss or disturbance of wildlife habitat or species. The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. The River Dee and Culter Burn SAC runs along the west and southern edges of the site. The site is all within the greenspace network. Protected Species may be an issue. Site associated with bat habitat/activity. Potential impact on the River Dee/ Culter Burn 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 quasi-residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to the rail or bus network would be within 800 metres away (on</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>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Malcolm Road). There are no available facilities within 800 metres of the site. There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Core Path 52 lies adjacent to the northern boundary of the site. There are no significant employment opportunities within 1.6 kilometres of the site.	GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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 core path links or other key access networks such as cycle paths, coastal paths and rights of way?		May impact on Core Path 52 during construction phase.	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?		The development would partially erode 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Some shelter is provided due to topography. There are trees located along the eastern boundary and part of the south boundary. The site is for the most part on a south facing slope.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	0	N/A	0

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 intrude into the surrounding landscape. The development will be very visible from the A93 from where it will appear prominent and disjointed from Peterculter.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		There would be some potential loss or disturbance to landscape features. There are trees located along the Culter Burn, and to the east of the site. There are stone walls along the boundary.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of housing for specialist needs.	Submitted Bid Documents	+	N/A	+

B0923 – Hillhead of Pitfodels

c.300 Houses 6ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 would be significant.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-
Can the option connect to the public foul sewer?		Available connections nearby.	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>Flood Risk</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>Minor pockets of surface water flooding shown close to existing buildings.</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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Site located in Green Belt and Green Space Network at present. Bat survey may be required. A number of Designated Species are recorded within 100m of 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>-</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 and other uses 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>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</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
			Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air Quality	<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>Nearest bus stop is 480m east of site on Countesswells Road. Closest facilities are south in District Centre of Cults 1.6km south of the site. Core Path No. 65 (Hazlehead to River Dee) is accessible by Countesswells Road from the north, or Craighton Road at the south. Limited employment opportunities within Cults (1.6km south), commuting distance from Aberdeen City (4km east).</p>	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.	-
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Airyhall Primary School currently has limited capacity. Hazlehead Academy will be over capacity by 2021.	GIS Layer for School Catchments 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 sever 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Currently sports pitches. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Some shelter to north with boundary landscaping on Countesswells Road (outside of site). Gentle slope but contour lines indicate east facing.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	-

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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>Despite the formal nature of the playing fields this is an area of open space that serves to separate the communities of Cults and Airyhall, thus helping them to maintain their separate identities. This site provides a valuable green belt function.</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	-
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>Located in the 'Lower Deeside' Landscape Character Area. The area comprises formal playing fields and associated buildings.</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	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0924 – Land at Loirsbank Road

4-5 Houses 0.43ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the River Dee and its flood plain ('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 (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 relatively small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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	Much of the site sits within the medium to high risk of flooding as identified on the SEPA Flood Risk Map therefore there is a significant possibility of flooding from the River Dee. There was also a flooding incident reported at a dwelling to the north of the site. The site lies within the River Dee catchment area.	GIS Layers for Flood Risk Submitted Bid Documents	--	Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>The site is designated as Green Space Network. The River Dee corridor SAC and LNCS to south of the site and Allan Park pond NCS to the west. There may be some impact on such designations. Bat survey may be required. Designated Species (Song Thrush, Bullfinch) 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>-</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>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Direct access to bus network within 400m. There is a limited range of available facilities within 800m of the site. The site is c.350m to Cults Neighbourhood 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>-</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>	<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
		and c.425m from the nearest medical facility (Cults Medical Centre). However, the site is over 1000m to Cults Academy and Cults Primary. The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities and resources. There are no significant employment opportunities within 1.6km..	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air Quality	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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Primary is currently over capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments 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 erode 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Some shelter is provided from northerly winds through topography. The site is south-east facing.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 in close proximity to a number of facilities, many of which can be accessed via sustainable means.	GIS Layer for bus stops/bus routes 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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 site is identified as a 'Valley' prime landscape character area. Development will intrude significantly into the surrounding landscape due of the proposals proximity to the River Dee and open aspect to the south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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 (click on links embedded in the text 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?					where appropriate, as per LDP policy.	

B0925 – Highview House, Countesswells

5 Houses 2.6ha

++	+	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
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 required for this small-scale development would likely be limited.	OS Map 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
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Site is designated Green Space Network. Woodland outside boundary is Forestry Commission site and is identified as SNH Ancient Woodland. Some designated species present such as Red Squirrel in proximity. Site 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 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Road access. No pavements, no cycle lane. Closest bus stop is 1.6 miles. Countesswells development may provide sustainable transport options in long term.</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</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
		<p>Kingswells Medical Practice is 2.3 miles north / Cults Medical Centre is 2 miles south. Cults district centre is 2 miles south (A93 N Deeside Rd). Cults School/ Academy is 1.8 miles south.</p> <p>Some Forestry Commission sites with forest walks in proximity. No pavement or cycle paths on surrounding road; Core Path east of Highview House.</p> <p>PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Some limited employment opportunities within Deeside settlements at medical practices, schools, etc.</p>	Submitted Bid Documents		<p>the predicted carbon dioxide emissions.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	School provision at Countesswells to be delivered longer term.	GIS Layer for School Catchments 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?		Site comprises private garden ground and grassland.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	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 will likely erode/ fragment 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.	-
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	South facing and bound on three sides by woodland.	Submitted Bid Documents Aerial Map 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
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified. Potential cumulative impacts with nearby Countesswells development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Location is poor relative to existing facilities with no public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Countesswells development will likely provide nearby facilities in the future.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Part of the green belt within Lower Deeside Character Area. Isolated development with poor relationship to nearest settlement (Countesswells).	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Countesswells Woods to the north. There are the remains of a considerable stony dyke/wall fronting the road. Tree belts (leylandii) around Highview House.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside setting through careful design and landscaping.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site includes a culvert that drains to 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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,	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. It is recognised that the level of abstraction from this large-scale development would be significant. See above re. impact on water environment.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-

Site assessment question (click on links embedded in the text 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 available to the north of the A944 (PrimeFour).	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 available.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Site located in Green Belt/ Green Space Network. Woodland outside boundary is identified as SNH Ancient Woodland. Site associated with bat habitat/ activity. Designated Species recorded in proximity (Kestrel, Red Squirrel)</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.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 employment and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Road access from main transport route into City (A944). Limited pavements/ cycle lane.</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</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
		<p>Closest bus stop is within Kingwells P&R at PrimeFour north, within walking distance (service no's 218, 777, X17).</p> <p>Site is located near Kingwells and Westhill (Aberdeenshire Council). Kingwells Medical Practice is 1 mile/ 1.6km north.</p> <p>Closest shops are located in Westhill (2 miles/ 3.2km) east.</p> <p>Core Path no.91 (Westhill Road to Queens Road) along A944. Footpath connections into Kingwells possible but crossing A944 is often problematic.</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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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	Proposal will not affect nearby core path links. May provide opportunities to facilitate aspirational links.	GIS Layer on Core Paths/Cycle Lanes	0	N/A	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		The proposal may erode 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	North facing and exposed.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby PrimeFour development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	-	Provision of future services and linkages.	-

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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>Within West Aberdeen Character Area. Sits on a prominent slope north-facing onto the A944. It would be widely seen from this gateway. The A944 provides a very strong and easily identifiable green belt boundary in this location which clearly separates Prime Four and Kingswells from the countryside to the south.</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.	--
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>Kingshill Wood to the south provides a green wooded backdrop. Business park north, and main road running east-west to City. There are some stone walls through the site.</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.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of medical facilities and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0927 – Site OP112 Contlaw Road

40 Houses 30ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</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, 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
Can the option connect to the public foul sewer?		Connections nearby (Colthill Crescent, Miltimber).	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<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>-</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>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 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>--</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>	<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
		<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>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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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 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 Core Paths/Cycle Lanes	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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site slopes to the east and is well protected by existing tree and topography.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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
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 Check distance to local facilities	--	Countesswells development will likely provide nearby facilities in the future.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 Existing LDP allocations for Greenbelt and GSN 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 character of the landscape and the qualities of wild land ?		The trees on site are a landscape feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside setting/features 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
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision onsite.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0928 - Land to the West of Malcolm Road

10 Houses 1.25ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to a number of tributaries of the Culter Burn ('poor 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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, 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.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections required.	GIS Scottish Water Layer	-	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>No loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC is evident to the west 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>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>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 over 800 metres away. There are no available facilities within 800 metres of the site.</p> <p>There is a limited range of available</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		footpath / cycle path connections to community, recreation and employment facilities. There are no significant employment opportunities within 1.6 kilometres of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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 Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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	The site is south-west facing with some shelter provided through topography and an existing linear collection of residential buildings to the east.	Submitted Bid Documents Aerial Map 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 - 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. 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	Location is poor relative to existing facilities with no public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	N/A	--
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not	Landscape	Development of this site would intrude slightly into the surrounding landscape. The site can be viewed clearly from Malcolm Road. There is already some scattered residential development in and around this site that fits well in the	Landscape Character Assessment Existing LDP allocations for	-	Retain and enhance countryside 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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		landscape, however, further development would appear sporadic and isolated. The existing woodlands to the west offer some protection of views from the North Deeside Road, however development on this site would be seen from Deeside Road.	Greenbelt and GSN Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0929 – Guttrie Hill West

5 Houses 4ha

++	+	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
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Site designated Green Space Network. Site located in Peterculter Local Nature Conservation Site. Ancient Woodland and Semi-natural woodland. This LNCS comprises mostly upland birch woodland and other pine woodland. There are also some areas of neutral grassland and broadleaved woodland with a former quarry in the north of the site. Site associated with bat habitat/activity and sightings.</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Nearest bus stop c.770m from the site. There are a limited range of available facilities within 800m of the site. Peterculter neighborhood centre is located</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 (click on links embedded in the text 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>c.1.2km from the site, with the nearest medical facility over 800m. Culter Primary and Culter Academy are located over 800m from the site.</p> <p>Culter House Road is a narrow country road with no pedestrian footpath. There are no designated cycle routes serving the site.</p> <p>There are limited employment opportunities within 1.6km of the site within Culter itself. Prime 4 and Arnhall Business Park are located c.5km 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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.	GIS Layer for School Catchments 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 fragment 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south-east facing with some shelter northerly winds afforded by trees within the site.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 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
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 on slope of hill; prominent location but woods to south shelter from long views. Proposed development occupies part of site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		The woodland is a prominent feature in the area and includes mature trees.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Replacement planting to offset impacts as per LDP Policy NE5.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0930 – Guttrie Hill East

Fuel Station & Employment 2.7ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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.	OS Map 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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Site located in Green Belt and green space network. Ancient and semi-natural woodland has been felled. Potential loss or disturbance to wildlife habitats and species resultant from development. Records of Red Squirrel on site (NESBReC).</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Culter House Road from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters</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 (click on links embedded in the text 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>south on Crown Place. Core Path Gairnhill Wood to Guttrie Wood near site boundary.</p> <p>Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters south on Crown Place (service no 119). Peterculter Medical Practice, Culter School and Peterculter Sports Centre approx. 1.6 meters south.</p> <p>Core path (51 - Guttrie Wood) close to the site as will Aspirational Path 4.</p> <p>Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site is open, south facing slope with Guttrie Wood to the west enjoying only limited shelter from northerly winds. Generally south-east facing to east of Guttrie Hill.	Submitted Bid Documents Aerial Map 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
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 in the countryside; woods to south and west shelter from long views. This is part of an area which serves to separate Milltimber and Peterculter and it plays an important green belt function. This will become more important once the AWPR is opened.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Site sits near the top of a small ridge in rolling wooded countryside with a very rural feel. Former woodland area with some trees around the edge of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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

B0931 – Friarsfield Woodley

Access 0.1ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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?.		Development will result in water crossing/ partial culverting of the Culter Burn.	OS Map GIS Hydrogeology Maps	-	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
<p>Flood Risk</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	Surface water flood risk from burn that runs along north boundary.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 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. There would be some tree loss. Potential impact on the River Dee SAC during and post-construction phase (Cults Burn to the west of the site).	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Bat Survey will be required at planning application stage. Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.	0
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 construction phase.	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	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.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site comprises an existing dwelling and it curtilage. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+

B0932 – Hillhead of Countesswells

4 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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
Water						
<ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 required for this small-scale development would likely be limited.	OS Map 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 required.	GIS Scottish Water Layer	-	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Records of Red Squirrel in proximity of the site (NESBReC). The site is very well wooded with a wide variety of trees. Site 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>-</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>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Road access. No pavements, no cycle lane. Closest bus stop is 0.3 miles from site. Site is located on outskirts of city area; Cults Medical Centre is 1.5 miles</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</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
		south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/ amenities. Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by. There are no significant employment opportunities within 1.6 kilometres of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Airyhall Primary currently has capacity; Hazlehead Academy will be over capacity in 2021. Development is unlikely to place significant pressures on education capacity.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site occupied in part by a dwelling and its curtilage. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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	Well screened; slopes to the east. Planting on-site.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network/ access issues identified.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Location is poor relative to existing facilities with no public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	N/A	--
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not	Landscape	Site lies within Lower Deeside Character Area. Whilst it is fairly close to the city, this area has a very rural character.	Landscape Character Assessment Existing LDP allocations for	-	Retain and enhance countryside 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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Greenbelt and GSN Site Visit			
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		The trees in and around the site are a significant landscape feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside setting through careful design and landscaping.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal	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	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
comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?			Submitted Bid Documents		compostable wastes where appropriate, as per LDP policy.	

B0933 – Cadgerford/Backhill

750-900 Houses & Employment 47.7ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Ord Burn/ Brodiach Burn, ('bad condition' status in 2014 as per SRBMP). Development would 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 its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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
Can the option connect to the public foul sewer?		Connections required.	GIS Scottish Water Layer	-	New pumping station required.	-
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	There is flooding associated with the Brodiach Burn, which forms the boundary between Aberdeen City and Aberdeenshire Council. This is the western edge of the site boundary within the Aberdeen City Areas.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Two areas of priority habitat. Lapwing, Linnet and Skylark (Designated Species) recorded in proximity of the site area (NESBReC). Areas of the site associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase (Brodiach Burn).</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>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>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 and employment/ commercial on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Backhill: There is a bus stop on the A944 which is serviced by the N17, 218 and 220, and another within Arnhall Business</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</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
		<p>Park off the B9119. There is a bus stop within the Arnhall Business Park off the B9119.</p> <p>Doctors surgery and Tesco are located within 800m from the site in Arnhall Business Park</p> <p>There are facilities in close proximity. Health centre is located next to Tesco, approximately 600m from the centre of the proposed site. The masterplan for the site indicates there will be a mixed use core, where facilities will be available.</p> <p>A Core path runs along the A944. There are no footpaths connecting to this site.</p> <p>Arnhall Business Park in located in close proximity to 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>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The area is zoned to Westhill Primary School and Westhill Academy. The primary school will be at 100% capacity by 2022, and the Academy will be at 81% capacity.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	INEOS Forties pipeline runs through the site.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Siting and intensity of uses to satisfy HSE.	0
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is little shelter provided from topography or vegetation. There are no tree belts to the north. Backhill: The site is north east facing and the western section is relatively flat. Cadgerford: The site is west facing with a very gentle slope.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	--	Provision of future services and linkages.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 be in close proximity to Arnhall Business Park, but on its own would not be well connected to the existing settlement of Westhill.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 character of the landscape and the qualities of wild land ?		Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance countryside setting through careful design and landscaping.	--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0934 – Kennerty Farm

25 Houses 3.6ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is within close proximity to the Culter Burn ('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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections available.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 localised surface water flood risk in south-east corner.</p> <p>The Culter Burn is located to the east, across Burnside Road which joins River Dee further east. The Culter Burn is subject to flooding. To the north and south of the site where are area of flooding.</p>	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site falls within the River Dee Catchment Area, and is zoned as green belt and greenspace network. There are two local nature conservation sites in close proximity, the Deeside Line delineates the site on its southern boundary. 80 metres to the north, is the Culter Burn. Several Designated Species recorded in proximity of the site area (NESBReC). Parts of the site associated with bat habitat/ activity. Potential impact on the River Dee/ Culter Burn 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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>The closest bus stop is on North Deeside Road. The vehicular access border the site (Burnside Rd/ Kennerty Rd) is narrow and speed limits are in place (30mph).</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
		<p>Peterculter district centre is approx. 350m south-west of the site at North Deeside Road, 650 meters to walk due to the road lay out. Peterculter Medical Practice is located at Coronation Road, around 1.6 kilometers north-east.</p> <p>The Deeside Line core path 66 is located just south of the site. This links to Peterculter District Centre.</p> <p>There are no employment opportunities within 1.6 kilometres of 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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Culter Primary School, which has capacity, and Culter Academy, which is forecast to be overcapacity by 2021.	GIS Layer for School Catchments 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?		The proposals would erode 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	The site is east facing, benefitting from some degree of shelter provided by topography and tree belts.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 site forms part of the greenbelt which gives setting to the Peterculter, and to Aberdeen. Development in the area is contained by the existing road network. The development would intrude into the surrounding landscape. Burnside Road is an easily identifiable and logical green belt boundary is this area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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 (click on links embedded in the text 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?					where appropriate, as per LDP policy.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is within close proximity to the Culter Burn ('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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 indicate there is some small scale surface water flooding on site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site is adjacent to the Culter Burn Local Nature Conservation Site. The Culter Burn is a Special Area of Conservation. This sits to the east of the site. The trees abutting the eastern boundary within the LNCS, are designated ancient woodland, and form tree preservation order 80. The site is within the Green Space Network. Protected Species may be an issue. Designated Species also recorded in proximity to the site area. Site 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 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>There are several bus stops along North Deeside Road. The closets lies around 800 meters from the site. Amenities are</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 (click on links embedded in the text 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>located in the Peterculter settlement, 800 meters east.</p> <p>There are no core paths in proximity of the site. A narrow pavement leads from Peterculter along one side of North Deeside Road. The 30 mph speed limit reduction is effective in front of site.</p> <p>There are no significant employment opportunities within 1.6 kilometers of 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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Culter Primary School, which has capacity, and Cults Academy, which is forecast to be overcapacity by 2021.	GIS Layer for School Catchments 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?		The proposals would erode 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	The site would be offered some degree of shelter due to topography. There are wooded areas to east and west. There is some tree planting to southern boundary and dispersed plants on the northern boundary. The site comes to a high point mid away therefore has south east and north facing slopes.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	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
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 sits in the greenbelt and forms a green gateway to Peterculter. The site is within the Dee Valley, one of Aberdeen's distinctive and defining features. The development would significantly intrude into the landscape, being visible from the A93 and rural roads on its southern edge.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		The trees offsite, and the stone dyke boundaries are features which may be disturbed by development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0936 – Treespark 1, Pitfodels

6-10 Houses 5.3ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to a drain line that terminates in the River Dee to the south ('bad 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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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, 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.</p>	<p>OS Map 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>	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 located in Green Belt at present. Part of site included in green space network. Bat survey may be required (NESBRec). Potential impact on the River Dee SAC during and post-construction phase.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Bat Survey may be required at planning application stage. Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC. Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.	0
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 300m south on North Deeside Rd (A93). Closest facilities are south in District Centre of Cults 1.6km south of the site. Core Path no.67 (Rocklands Road) delineates site to the south. Limited employment opportunities within Cults (1.6km south), commuting distance from Aberdeen City (6km east).</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>Check distance to local 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>	-
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate	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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south facing and well protected by existing established tree belts.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will 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
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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on setting through careful design and landscaping. Compensatory planting in line with Policy NE5 of 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
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0937 – Treespark 2, Pitfodels

40 Houses 5.3ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to a drain line that terminates in the River Dee to the south ('bad 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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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, 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.</p>	<p>OS Map 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>	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 located in Green Belt at present. Part of site included in green space network. Bat survey may be required (NESBRec). 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>Bat Survey may 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>	0
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 300m south on North Deeside Rd (A93). Closest facilities are south in District Centre of Cults 1.6km south of the site. Core Path no.67 (Rocklands Road) delineates site to the south. Limited employment opportunities within Cults (1.6km south), commuting distance from Aberdeen City (6km east).</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>Check distance to local 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>	-
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site is south facing and well protected by existing established tree belts.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will 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
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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on setting through careful design and landscaping. Compensatory planting in line with Policy NE5 of 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
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	+

B0938 – Lovers’ Walk

10-12 Houses 2.4ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to 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 (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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,	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 relatively small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 site is adjacent to the River Dee but largely sits well above it. A small area of the south east of the site is subject to flooding.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Part of the Green Space Network. There are Local Nature conservation Sites to the north at Old Deeside Line, and south at the River Dee, which is also a Special Area of Conservation. Bat survey may be required (NESBReC). 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>--</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>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Nearest bust stop 480 meters away on North Deeside Road. 800 meters to Culter district centre shops and amenities, less than 400 meters to A93 where bus route</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</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
		passes. Core path and LNCS adjacent to site (Old Deeside Line), as well as main vehicular route to/from Aberdeen City to the north (A93). Limited nearby employment opportunities.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Located on the floodplain of the River Dee to the south. Bound to the north by the Old Deeside Line. Good shelter from northerly winds. Contour lines roll southward into the Dee river valley. Site generally slopes southward.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	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
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 intrude into surrounding landscape and would compromise the largely open setting of the River Dee. The Deeside Line to the north is a well defined and robust green belt boundary.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0939 – Peterculter East 1

c.100 Houses 7.3ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Ardbeck 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 (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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, 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.</p>	<p>OS Map 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>	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding though the middle of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area. Area associated with bat habitat/ activity. 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>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>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Cycle & Core path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Milltimber Brae. Brae, Bus service runs along A93 with the closest bus stop lying 320 meters away. Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93. Core path adjacent, as well as main route to/from Aberdeen City to the north. Limited; some local jobs with businesses or medical/dental practice..	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Trees to north and south of the site; east side exposed. Good shelter from northerly winds. Gentle slope toward River Dee indicates a southern aspect.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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	Some residential properties to the west and school to the south. Very exposed seen from the B979 and AWPR when opened. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Site is sheltered by trees which are a significant landscape feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0940 – Peterculter East 2

30 Houses 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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Ardbeck 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 (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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, 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.</p>	<p>OS Map 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>	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding though the middle of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area. Area associated with bat habitat/ activity. 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>-</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>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Cycle & Core path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via</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</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
		Milltimber Brae. Brae, Bus service runs along A93 with the closest bus stop lying 320 meters away. Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93. Core path adjacent, as well as main route to/from Aberdeen City to the north. Limited; some local jobs with businesses or medical/dental practice..	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Trees to north and south of the site; east side exposed. Good shelter from northerly winds. Gentle slope toward River Dee indicates a southern aspect.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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	Some residential properties to the west and school to the south. Very exposed seen from the B979 and AWPR when opened. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Site is sheltered by trees which are a significant landscape feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0941 – Peterculter East 3

c.50 Houses & Employment 7.3ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to Ardbeck 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 (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</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>	<p style="text-align: center;">0</p>
<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, 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.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (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 GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding though the middle of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area. Area associated with bat habitat/ activity. 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>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>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Cycle & Core path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Milltimber Brae. Brae, Bus service runs along A93 with the closest bus stop lying 320 meters away. Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93. Core path adjacent, as well as main route to/from Aberdeen City to the north. Limited; some local jobs with businesses or medical/dental practice..	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Trees to north and south of the site; east side exposed. Good shelter from northerly winds. Gentle slope toward River Dee indicates a southern aspect.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Proposed uses could result in significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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	Some residential properties to the west and school to the south. Very exposed seen from the B979 and AWPR when opened. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Site is sheltered by trees which are a significant landscape feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0942 – Milltimber South

90 Houses 8.9ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps 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, 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.</p>	<p>OS Map 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>	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 available.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<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>-</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>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 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>	<p>0</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>	<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
		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.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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.	Submitted Bid Documents 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	Open agricultural/ grazing land, some buildings on the western boundary. Old Deeside Line Core Path to the south. Some shelter from northern winds. Sloping, south-facing toward River Dee.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	0	N/A	0

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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>'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.</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.	-
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>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.</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.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</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
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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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. Canmore Database	-	Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	0
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0943 – Milltimber Farm

70 Houses 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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 available.	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>Flood Risk</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>Some risk of surface water flooding within the site around existing farm buildings.</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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>LNCS on southern boundary (Old Deeside Line), and River Dee LNCS/ SAC beyond, south. Site located in Green Belt and GSN. Bat survey may be required, a number of Designated Species recorded in proximity of site area (NESBReC)</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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Cycle & Core path – Old Deeside Line (no.66), A93, B979 runs to the east of the site – and AWPR. Bus services along A93. Less than 1 mile to district centre shops</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
		<p>and amenities in Peterculter. Core path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.</p> <p>Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. 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 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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Gentle slope toward River Dee indicates a southern aspect. Trees to south of site along Old Deeside Line. North is road frontage on A93 N Deeside Road and east is B979.	Submitted Bid Documents Aerial Map 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 - 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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0

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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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	Visible from the A93 and B979, and the AWPR to the east. The site currently allows wide views of the Dee valley which would be lost if development went ahead.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Some residential properties on the north side of the site. Currently open agriculture/ grazing land. Located within 'Valley' Prime Landscape character area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0944 – Inchgarth Road

Mixed Use 9.87ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 would likely be significant. There is a culverted watercourse which runs through the eastern half of the site.	OS Map 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 available.	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>Flood Risk</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 there are three distinctive areas of flooding. In the northern field, the area next to the Deeside line floods. In the southern portion of the site, to the west flooding extends north to south, and a further area is recorded to the south.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site is within the River Dee Catchment Area. The Deeside Line, which bisects the site, is a local nature conservation site. Tree Preservation Order 237 covers the site, the site is greenspace network, and green belt. There is ancient woodland beyond the site boundary to the south. Bat survey may be required. 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>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 with regular bus services at North Deeside Road, within 400 metres of the site. To the east, within</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 (click on links embedded in the text 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>800 metres of the site, there is a bus stop with regular service.</p> <p>There are no available facilities within 800 metres of the site. The proposal indicates there will be retail accommodation on site (5 x 100m² units). Core path 66 (Deeside Line) bisects the site, which leads to community facilities. Core path 65 is offsite to the east, and links to Garthdee Commercial Centre.</p> <p>There are no significant employment opportunities with 1.6 kilometers of the site.</p> <p>The proposed development could create jobs in care home and retail units. However, as the proposal is for the elderly and/or retired they may not require employment opportunities.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<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>Submitted Bid Documents</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</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
					against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021. Due to the nature of the proposal it is unlikely school capacity will be an issue.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	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 sever and fragment 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.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	There is shelter provided by the existing trees on the northern and western boundaries. Some shelter is provided to east and south from wooded areas on either side of Inchgarth Road. The site is south/ south east facing.	Submitted Bid Documents Aerial Map 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 - 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. TS or TA will 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
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.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 forms part of the greenbelt buffer function between Aberdeen and Cults, provides significant visual separation between Garthdee and Lower Deeside which protects their separate identities. Areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area. The area to the south of the Old Deeside Line to Inchgarth is open and the site is visible from a number of locations along Inchgarth Road.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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		The site is bordered by mature trees. There are stone dykes on site. There will be some potential loss or disturbance of these by development.	Landscape Character Assessment 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
and the qualities of wild land?			Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it	Cultural heritage, incl architectural and archaeological heritage (and	The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The	GIS Layers for scheduled monuments, archaeological sites, listed	-	New development required to preserve or enhance the character and appearance of conservation areas.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	links with landscape)	development of this area will further erode the original feu spilt formation.	buildings, conservation area. Canmore Database		Sensitive design and siting to minimise impacts.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of specialist housing, care facilities and potential employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0945 – Shepherd’s Retreat

Leisure 6.54ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent a number of small watercourses leading into the Culter Burn ('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 via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sep.a.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 relatively small-scale development would likely be limited. See above re. impact on water environment.	OS Map 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
Can the option connect to the public foul sewer?		Connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE6 requiring development to connect to the public sewer.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 site is also within the catchment of the River Dee, which is an SAC, but is unlikely to have any significant impact.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Habitats Regulation Appraisal may be required to determine the impact on the Culter Burn/ River Dee SAC.	0
Climate Change Mitigation						

Site assessment question (click on links embedded in the text 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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 leisure uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The site is over 1km from the nearest bus service and bus stop. There are no available facilities within 800m of the site. There are limited connections to facilities. Access to Peterculter centre is possible via path which connects to core path 52.</p> <p>There are no significant employment opportunities with 1.6km of the site. The proposal would generate small scale development opportunity in its own right.</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>Check distance to local facilities</p> <p>Submitted Bid Documents</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 sustainable and active travel.</p> <p>Development will provide the impetus for new local facilities, potentially reducing the need to travel.</p>	<p>-</p>
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development should consider sustainable travel</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
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.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			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 exposed to northerly winds. A clump of trees is present to the north east of the site which will provide shelter. There are linear tree belts along field boundaries. The site rises to a high point at Ben View. The majority of the site is north west facing.	Submitted Bid Documents Aerial Map 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 - 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. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 will intrude on landscape fit; the buildings proposed are small scale single storey shepherd huts, additional infrastructure includes a main accommodation building, additional toilet blocks, and vehicle tracks. Due to the elevated position of the site, on hill slopes, the site would be visible from Malcolm Road.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		There are tree belts and stone dyke boundaries on the site. There is some potential loss or disturbance of these features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0946 – Malcolm Road

59 Houses 6.6ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent a number of small watercourses leading into the Culter Burn ('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 via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p style="text-align: center;">-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">0</p>
<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, 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.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p style="text-align: center;">-</p>	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.</p>	<p style="text-align: center;">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
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</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 indicate there is low to medium risk to surface water flooding on the site in two separate areas, one to the east and one to the west of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 site is ancient woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area. A TPO (253) covers the majority of the site, and the site forms part of the greenspace network. There is likely to be some loss or disturbance of the habitat or species should development take place. Bat survey may be required, and Red Squirrels recorded in proximity of the site (NESBReC).</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>Habitats Regulation Appraisal may be required to determine the impact on the Culter Burn/ 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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 the bus network is between 400 and 800 metres away. There are no available facilities within 800 metres of the site. Peterculter village</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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		centre has the nearest facilities but there is a significant uphill slope between them and the site which could discourage walking. There is a limited range of available foot and cycle paths. Core Path 52 (Bucklerburn Road to Easter Anguston Cottage) runs to the south of the site and Aspirational Path 4 (Peterculter – Milltimber) route would be a further extension of this route linking to Milltimber. Un-name path is situated at the north-east boundary of the site. There are no significant employment areas within 1.6km of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel. Development will provide the impetus for new local facilities, potentially reducing the need to travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.	GIS Layer for School Catchments 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 sever 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Good shelter from northerly winds from existing shelter belts. Site is south west facing.	Submitted Bid Documents Aerial Map 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 - 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. 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 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
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that any development would be fairly prominent.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN 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 wild land ?		Potential further loss or disturbance of significant SNH Ancient Woodland.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Ward 10 – Hazlehead/Ashley/Queen’s Road

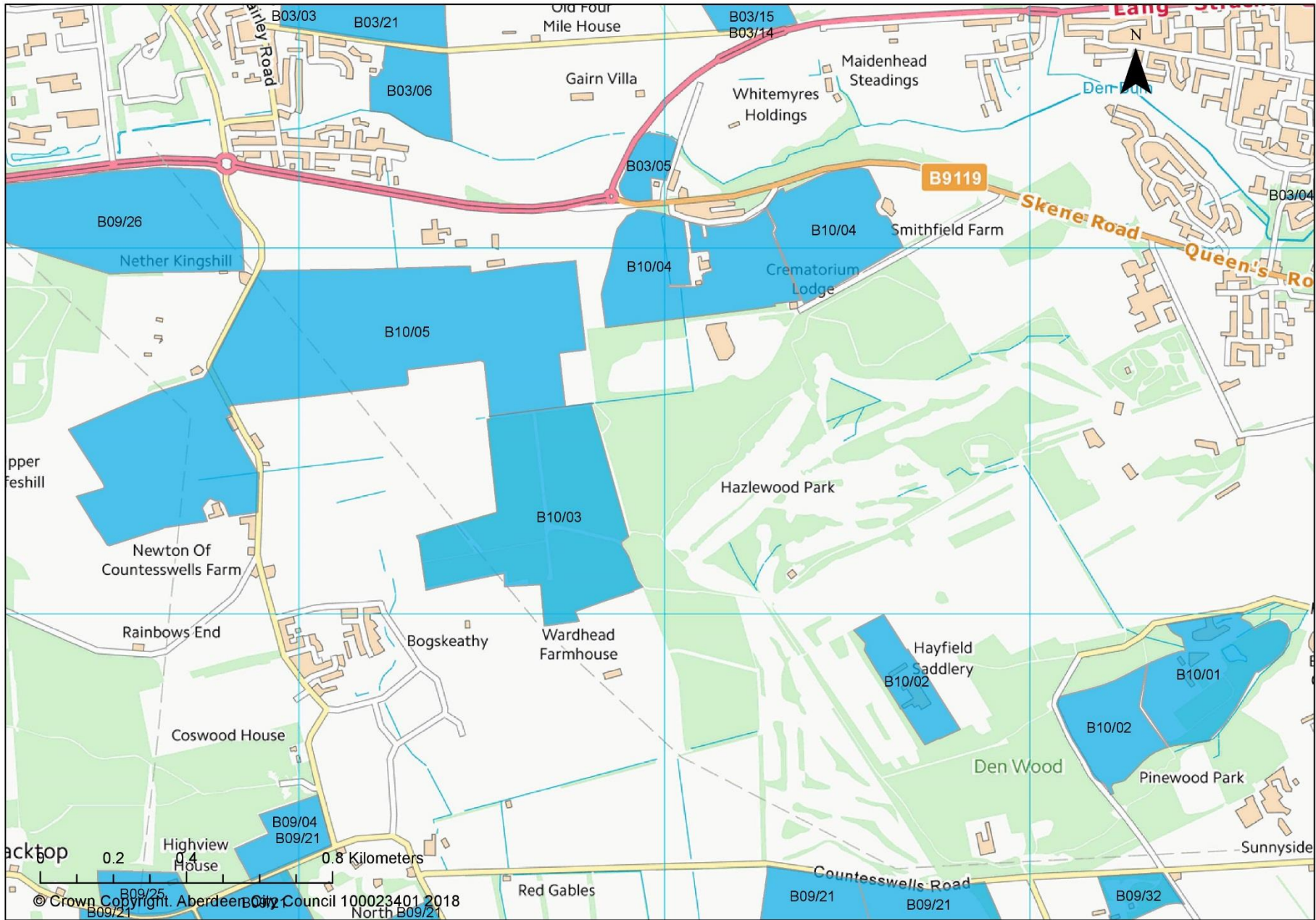
B1001 – Dobbies

B1002 – Hayfield

B1003 – Land at Phase 1 North East Countesswells

B1004 – Jessiefield and Smithfield

B1005 – Bellfield Farm



B1001 – Dobbies

100 Houses 9.1ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 available nearby.	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>Flood Risk</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 Risk map identifies low, medium and high-risk areas of surface water flooding to the north and south of the site, associated with Hazeledene Road and West Burn of Rubislaw respectively. The majority of flood risk is associated with land outwith the site boundary. Two flooding incidents recorded within the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species. The majority of the site, with the exception of developed areas and associated areas of hardstanding, is designated Green Space Network in the ALDP 2017. The site is partially surrounded by the Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified within the site boundary. A number of species as listed on the UK BAP list of Priority Species can be found within and just outwith the site boundary, including Eurasian Red Squirrel (<i>Sciurus vulgaris</i>) and Dunnock (<i>Prunella modularis</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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>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 bus network within between 400-800m from site. Closest bus stops are 600-800m to the east of the site on Countesswells Avenue and further afield on Queen's Road some 1.2km to the north-east. There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.1.7km to the east of Seafield Neighbourhood Centre and c.1.6km from the nearest medical facility (Airyhall Clinic), and over 1km to Hazlehead Primary and Hazlehead Academy. The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment 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> <p>Check distance to local 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> <p>Development will provide the impetus for new local facilities, potentially reducing the need to travel.</p>	-
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 methods and	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.			sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Hazlehead Primary and Hazlehead Academy, with both forecasted to exceed capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions would 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?		Proposal will partially erode 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.	-
Soils <ul style="list-style-type: none"> 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
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly brownfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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?		Areas of potentially contaminated land identified within 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing majority of the site.	Submitted Bid Documents 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?			Site Visit		from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities - 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. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation surrounding the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	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
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 wild land ?		Likely loss or disturbance of significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Planning Policy – Planning for Zero Waste?						
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	Some loss or disturbance of archeological sites (Ref. NJ80SE0371 – Home Farm of Hazlehead).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1002 – Hayfield

Leisure & Recreation 9.2ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 available within the vicinity (Hazledene Road).	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>Flood Risk</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 Risk map identifies a small area to the south-east corner of Site B at risk surface water flooding (low to medium).</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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Site designated Green Space Network. The site is partially surrounded by Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified outwith, but immediately adjacent to, the site boundary. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a species on the UK BAP list of Priority Species, can be found within and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in some loss or disturbance of wildlife habitat or 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>--</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>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 commercial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities. Core Path 61 encircles the north, east and</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</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
		south boundaries of the site. 'Off-Road Recreational' and 'Recommended Cycle Routes' can be found within close proximity to the site. Direct access to bus network over 800m from site. Closest bus stops are 900m-1.1km to the east of the site on Countesswells Avenue and Cragiebucker Avenue. There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.2km to the east of Seafield Neighbourhood Centre and c.1.8km from the nearest medical facility (Airyhall Clinic).	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would sever 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.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site A is greenfield, Site B is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	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
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	Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing site on all sides, no prevailing aspect/ south-east aspect.	Submitted Bid Documents Aerial Map 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 - 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. 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 Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation to site boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Retain and enhance setting through careful design and landscaping to limit impacts.	0
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Some potential loss or disturbance of linear features including the loss of a drywall running east west through the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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 B: Some loss or disturbance of archeological sites (Ref. NJ80SE0367 – Westwood Farmstead).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	-

B1003 – Land at Phase 1 North East Countesswells

355 Houses 20.83ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 would be significant.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving technologies.	-
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Risk map identifies pockets of low, medium and high-risk areas of surface water flooding to the northern corners of the site, presumably associated with a field drain running east-west along the sites northern boundary, eventually flowing into the Den Burn to the north of the A944 (pluvial and fluvial). Considered to present little risk of flooding to the site overall.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text 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"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species.</p> <p>The entirety of the site is designated Green Space Network. Development of the site would result in the loss of a significant number of established trees, which at present, cover the entirety of the site with the exception of the existing path network - the entirety of the site is associated with bat habitat/ activity (wooded features and woods near water). Further, the site is bordered to the east by Hazlehead Local Nature Conservation Area (site no. 30). Eight 'Priority Habitat' sites are identified within the site boundary. A significant number of designated species can be found within and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in significant loss or disturbance of wildlife habitat or 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>--</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.</p>	<p>--</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>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 and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>No direct access to bus network within 400-800m. Closest bus stops are 900m to the north-east of the site on Skene Road. However, Countesswells development may provide sustainable transport options in long term.</p> <p>There is a limited range of available facilities within 800m of the site. The site sits to the west of Hazehead Park and is surrounded by a relatively well-connected path network including Core Paths, offering accessibility to nearby recreational assets. However, the site is c.2.4km to the east of Rousay Drive District Centre and c.1.6km from the nearest medical facility (Woodend Hospital), 3.3km to Airyhall Primary and 1.7km to Hazlehead Academy, both providing interim provision until Countesswells Schools are operational.</p> <p>The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment facilities.</p> <p>Core Path 57 splits the site from east to west. An 'Off-Road Recreational' route</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>-</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>-</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
		<p>can be found within close proximity to the site.</p> <p>There are significant employment opportunities within 1.6km of the site (Prime Four Business Park).</p>				
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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	-	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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area.	Population and human health or material assets	<p>The site is allocated to Countesswells, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over</p>	GIS Layer for School Catchments	-	Developer contributions may be required as appropriate to mitigate	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
Health provision.		capacity by 2024, and Hazlehead Academy will be over capacity by 2021.	Aberdeen School Roll Capacity		deficiencies in education capacity.	
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?		The proposal will have a significant negative affect on the quality and quantity of open space, including accessibility and connectivity.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		The development may have a detrimental impact on existing core 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.	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.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> 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
Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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?		Potentially contaminated land.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development may provide opportunity to remedy condition of site in respect of contamination.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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 facing site with little shelter from northerly winds through topography and vegetation.	Submitted Bid Documents Aerial Map 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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues subject to delivery of new access road.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 Check distance to local facilities	-	N/A	-
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u>	Landscape	Development would intrude significantly into the surrounding landscape as a result of both topography and exposure,	Landscape Character Assessment	--	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
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?		particularly when viewed from the north and west.	Existing LDP allocations for Greenbelt and GSN Site Visit		landscaping to limit visual impacts.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Likely loss and disturbance of a significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Replacement planting, siting and careful landscaping.	--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1004 – Jessiefield and Smithfield

c.200 Houses & Leisure 24.45ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 watercourse running from north to south towards the west 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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 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>Flood Risk</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>There is flooding to the west of the site, which runs north to south across the whole site, along with route of an open water course. This is not considered to be a significant flood risk.</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>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Across Skene Road to the north, is the Den of Maidencraig Local Nature Conservation Site. To the south, across the cemetery entrance road is Hazlehead Park. The areas of Hazlehead Park abutting the site is designated Ancient Woodland and priority habitat. The eastern most field within the site is all designated green space network. Red Squirrels have been seen onsite.</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

Site assessment question (click on links embedded in the text 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.						
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 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 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.</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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Hazlehead Primary School and Hazlehead Academy – both will be over capacity by 2021. A medical practice is available at Kingswells – 2km from the site.	GIS Layer for School Catchments 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?		Proposal will include some public open space areas within the residential development and possible additions to core paths.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	The site will be provided some protection due to existing vegetation on to the north. It is north facing and has a very gentle 1 in 25 slope.	Submitted Bid Documents Aerial Map 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?	There is a track from Skene Road (main road). The track would not be able to accommodate the traffic from 200 houses and a leisure/recreation use. Construction of further access roads to serve the development would be required.	Submitted Traffic Assessments	-	<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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Local facilities in Kingswells are 2km away, A supermarket is 1.6km away. There are bus stops within 400m of the site.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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</p>	Landscape	There are stone dyke field boundaries on site that may be disturbed by development. Development on the north of the site would be unobtrusive due to existing residential development and vegetation off site. Beyond this development will slightly intrude in the landscape when viewed from the A944 and from the crematorium and cemetery. This land will serve to separate the developing communities at Maidencraig	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</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
townscape and character of surrounding area?		and Countesswells. Development will be unrelated to existing settlement.				
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would provide private and affordable housing which will meet local population needs. The leisure and recreation uses would improve health and wellbeing of the population.	Submitted Bid Documents	+	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
					improvements and affordable housing.	

B1005 – Bellfield Farm

1000 Houses 53ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	No impediments to public/private water supplies.	OS Map 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>Flood Risk</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 areas of surface water flooding on the northern, western, southern boundaries. These, on the whole, relate to watercourse surrounding 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.	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Immediately to the east and south are areas of priority habitat for tree and plant species. Protected species may be an issue on site. Red squirrel and skylarks have been noted on site, and bats have been noted within 100 metres 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>Bat Survey will be required at planning application stage.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</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.						
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 1,000 homes on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is 550m from bus stops however local facilities are at least 1.6km away. For the proposed residential use, although the site is not too distant from 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.</p> <p>The development would be connected to nearby Countesswells development (opportunity site under construction) which is subject to local 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> <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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new	Air	Not likely to have a significant impact on air quality. However, increase in	Submitted Bid Documents	-	New development should consider	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)?		development will result in slightly negative environmental impacts during and post construction.			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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Primary School allocations are to Countesswells Primary, which is yet to be built, the interim school is Airyhall Primary – this is due to be over capacity by 2024. Secondary School allocations are to Countesswells Academy, which is yet to be built, the interim school is Hazlehead Academy – this is due to be over capacity by 2021.</p> <p>A medical practice is available at Kingswells, 1.6km from the site.</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
Will the proposal have the opportunity to enhance the green network through for		Proposal will include some public open space areas within the residential development.	Submitted Bid Documents	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green infrastructure on site?						
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected commencement will be within the LDP timeframe however the completion would go beyond the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	East facing site. The northern section of the site forms a plateau, while the western edge is hill slope. The southern section of the site will be protected due to topography. The west end of the site is	Submitted Bid Documents Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar	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
		steeper than the rest of the site, but it is less than 1 in 12 gradient. The northern part of the site rises gently to form a plateau, while the southern section dips.			gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is a main road that goes through the site. However, construction of further access roads to serve the development would be required. Nearby Countesswells development is the subject of major new junctions and road improvements, and the capacity of these to accommodate the proposed development will be considered in greater detail.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Local facilities in Kingswells are 1.6km away. There nearest bus stop is 550m away. The development would be connected to nearby Countesswells development (opportunity site still under construction) which is subject to local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	LDP Policy encourages sustainable and active travel.	-
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the	Landscape	Each field boundary comprises a stone dyke and post and wire fence. There will likely be significant loss or damage to these features. Development would intrude within the landscape. Development to the west will	Landscape Character Assessment Existing LDP allocations for	--		--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		be on hill slope, and development on northern parts of the site will be on the plateau. Therefore, development will be visible within the surrounding area. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function.	Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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 historic buildings offsite (Bellfield Farm and West Middlefield Farm to the north, Longside Farmhouse to the south west, and documentary evidence of Mayfield Farmstead to the south). Archeological investigations have been carried out over the majority of the site. There may be some loss or disturbance to built and cultural elements.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical/architectural features as per LDP Policy and national legislation.	0
<p><u>Population</u></p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for private and affordable housing which will meet local population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Ward 11

All bids are desirable

Ward 12 – Torry/Ferryhill

B1201 – Crombie Road Rezoning

B1202 – Harbour City, North Dee Quarter

B1203 – Former Torry Nursery Oscar Road



B1201 – Crombie Road Rezoning

Mixed Use 1ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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 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>Flood Risk</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><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>Designated species - Woodcock, Redwing and Song Thrush recorded within 100m of 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>	-	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.						
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 mixed 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 shopping facilities. For the proposed mixed uses, 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 vehicular 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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Both Walker Road Primary School and Lochside Academy have capacity in the short and long term.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show potential contamination at Crombie Torry Saw Mills and Crombie Warehouse.	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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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 in a built-up area with adequate shelter from northerly winds.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site has sufficient vehicular opportunities.	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	Local facilities and bus stops are within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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	Where existing buildings within the site would be utilised, development will provide mixed uses on sites that are already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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 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) 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>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed mixed uses will provide regeneration opportunities in the area. This will have a positive impact on economic growth and the local population's health and wellbeing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1202 – Harbour City, North De Quarter

1200 Houses, Employment & Retail 10.6ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</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
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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	--	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>River Dee is a SAC, Local Nature Conservation Site and forms part of the Green Space Network.</p> <p>Woodcock, Common Seal, Common Goldeneye recorded within 100m of site 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>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> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of mixed uses on site (with an emphasis on residential development) 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 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
		Site is within 400m of a bus stop and shopping facilities. For the proposed mixed uses, 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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	Air Quality Action Plan Submitted Bid Documents	-	Air Quality Assessment will be required as part of the planning application.	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.	Submitted Bid Documents	-	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
					will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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. A medical practice is available in Ferryhill and in the city centre.	GIS Layer for School Catchments 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?		Site is bounded to the east by the green space network. However, it is going to have a limited impact on this. Proposal would have opportunities to enhance connections to the network.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	
Are there any contaminated soils issues 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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 in a built-up area with adequate shelter from northerly winds. Mostly southeast facing, overlooking the River Dee.	Submitted Bid Documents Aerial Map 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
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Site has sufficient vehicular opportunities.	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 proximity to the city centre core and is next to the main shopping mall. The bus station bounds the site to the northwest.	<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"> Maintain and support landscape character and local distinctiveness. 						
<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 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 bid proposes mixed-use development of which is currently present in this area and across the wider City Centre. 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.	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</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
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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	Where existing buildings within the site would be utilised, development will provide mixed uses on sites that are already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents 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 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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text 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 option affect any archaeological sites , scheduled monuments , 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; 11 & 12 Russell Road, Old Ford Road, North Esplanade West, Palmerston Road, 6A Raik Road, 182 Market Street.</p> <p>B-Listed buildings; 244 Market Street, 1 North Esplanade West.</p> <p>Railway Arches & Viaduct located to the west of the site area are also B-listed.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	--	Development will be required to respect and preserve/enhance the listed buildings/features as per LDP Policy and national legislation.	-
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Proposal will include reuse of some of the existing buildings on site. Their reuse will encourage more people to visit this part of the city.	Submitted Bid Documents	+	N/A	+
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development, and mixed uses such. These will have a positive impact on economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+
Human Health						
<ul style="list-style-type: none"> Protect and enhance human health. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Protect and enhance human health.	Human health and air quality	Proposal includes residential development, some of which is located next to Market Street, an Air Quality Management Area.	Submitted Bid Documents	--	Air Quality Assessment will be required as part of the planning application.	-

B1203 – Former Torry Nursery, Oscar Road

Health Care Facility 0.53ha

++	+	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
<u>Water</u> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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 GIS Scottish Water Layer	0	N/A	0
<u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>House Sparrow has been recorded within 100m of 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>	0	Habitat enhancements may reduce residual impact on habitat/species.	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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. 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 (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		proposed healthcare 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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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	+	LDP 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
		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		brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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 southeast facing. Surrounded by hedges and vegetation. Has adequate shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site has sufficient vehicular opportunities.	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
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 Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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).	Submitted Bid Documents 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 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) 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 (click on links embedded in the text 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?					where appropriate, as per LDP policy.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide a healthcare centre that is central to the wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

Ward 13 – Kincorth/Loirston

B1301 – Blackhills of Cairnrobin

B1302 – Loirston (OP59)

B1303 – Charleston

B1304 – Craighill Loirston

B1305 – Land at Peterseat Drive

B1306 – Part of OP60

B1307 – Withdrawn by applicant

B1308 – Royal Devenick Park (Phase 1)

B1309 – Rigifa Area 1

B1310 – Rigifa Farm

B1311 – Rigifa Area 3

B1312 – Wellington Road East

B1313 – Heathvale



B1301 – Blackhills of Cairnrobin

Employment 7.94ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 Blackhill Burn which runs along the 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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands	Water and Biodiversity, Fauna and Flora	The site is currently arable farmland. On our site visit on the 18th July 2018, the site appeared to be quite marshy and previous site visits (2013) have revealed a significant area of standing water near the middle of the site, the appearance of	OS Map GIS Hydrogeology 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
and boggy areas on the site?		which suggested that it is a long-term problem.				
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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	According to the SEPA Indicative Flood Risk Map, the centre of the site has a slight chance of flooding, however there have been no flooding incidents recorded on site. The Blackhill Burn runs along the western boundary of the site, the northern part of this Burn is prone to flooding so hard development would need to avoid this area. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 appears largely devoid of any woodland or tree cover however there may be species present natural to farmland. Green Space Network sits just outside the northern boundary of the site. A small pocket in the very north of the site is identified as an area of potential bat habitat. There have been some designated birds recorded on site which include Whooper Swan and Ruff.</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"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<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 1.7km 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>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
		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.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
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	Quarry Blasting ongoing at Blackhills Quarry which shares its western border with this site.	Submitted Bid Documents	-	Proposal will include 2.5 hectares of landscaping buffer zone between the site and Blackhills Quarry.	0
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will include 2.5 hectares of landscaping buffer zone between the site and Rigifa Farm and Blackhills Quarry.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 GIS Layers for gas networks, gas pipelines, 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	The site is an open field with only limited protection from northerly winds. It is a flat site, mostly east facing.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Cove 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.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	Bus stops are available within 400m. Local facilities are 1.7km from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u>	Landscape	Site is mainly classed as open farmland, with the south western corner identified as urban land. There would be no loss or disturbance of linear and group features of	Landscape Character Assessment	-	Landscape impact can often be mitigated through screening or sensitive siting of	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
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?		woods, tree belts, hedges and stone walls present. Development would intrude slightly into the surrounding landscape. Although the site is quite open and exposed it is felt that development will only slightly intrude in to the surrounding landscape due to the amount of quarrying in the area and development of other industrial and business uses to the north west of the site (Gateway Business Park).	Existing LDP allocations for Greenbelt and GSN Site Visit		buildings within the site.	
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Business/Industrial uses will offer employment opportunities and lead to economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1302 – Loirston

Mixed Use 82ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map 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>Flood Risk</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>	<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.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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
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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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>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"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. 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 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 open space 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) Aberdeen Open Space Audit 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
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
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. 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 soils issues on the site and if so, will the option reduce contamination?		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 contaminated,	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
			Character Assessment		including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Large site, mainly north/west facing and flat with gentle undulations.	Submitted Bid Documents Aerial Map 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 Road and Redmoss Road. These roads are unlikely to cope with traffic generated from the development.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	-

Site assessment question (click on links embedded in the text 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?					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 Check distance to local facilities	+		+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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. 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 Existing LDP allocations for Greenbelt and GSN Site Visit	-		-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands	Water and Biodiversity, Fauna and Flora	Small pockets of poor drainage on site.	OS Map GIS Hydrogeology 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
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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? 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. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	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"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>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><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
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 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>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	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
		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.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
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.	Submitted Bid Documents	-		-
Soils <ul style="list-style-type: none"> 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
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 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?		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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	Proposal's expected completion will be within the LDP timeframe. There are pylons across north of the site.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines,	-	Careful siting and design of development.	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
pylons, underground gas pipelines etc.			Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	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.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	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.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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	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 Check distance to local facilities	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 (click on links embedded in the text 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>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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. Canmore Database	--	Development will be required to respect and preserve/enhance the historic features as per LDP Policy and national legislation.	-
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Business/Industrial uses will offer employment opportunities and lead to economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1304 – Craighill, Loirston

30 Houses 1.6ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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.	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 located within Green Space Network. Site is located within (but not part of) Kincorth Hill LNCS / LNR. Japanese Knotwood recorded within 100m of site boundary.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map 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.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	0
Climate Change Mitigation						
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	<p>The intensification of uses on site will lead to increase of energy-use and</p>	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
Spatial Planning Assessment of Climate Emissions)?		consumption, transport movement and waste. Site is within 800m of bus stops however local facilities are at least 1.6km away. For the proposed use, 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 GIS Layers for cycle lanes/facilities 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. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Abbotswell Primary School and Lochside Academy both have capacity in the short and long term. Cove Bay Health Centre around 1km north.	GIS Layer for School Catchments 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?		Loss of green space as site is located within (but not part of) Kincorth Hill LNCS/LNR.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		There may be some impact on the core path that bounds the site to the south.	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?		The site area is 1.6ha and there would be an expectation to include increased level of open space. The 1.4 ha remaining provides a density of 21 dwellings per hectare which is in accordance with the	Submitted Bid Documents	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		densities proposed for the surrounding development framework and allows for increase open space provision.				
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Woodland/shrubs on both sides of site gives shelter from roadside. West-facing site. Relatively flat site with a small hill on the eastern side.	Submitted Bid Documents Aerial Map	0	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
			Site Visit		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?	<p>Site is located between A90 Stonehaven Road and Redmoss Ross.</p> <p>Proximity to existing residential development but not well-connected via existing road/ transport network. Only accessible via Redmoss Road. Further access roads would possibly be required to serve the development.</p>	Submitted Traffic Assessments	-	<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
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 the bus stop is within 800m.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	-	The development is located on the edge of the development framework area for Loirston and access to facilities and public transport will be delivered by association.	0
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not</p>	Landscape	<p>Largely agricultural/ rural area. Close to Nigg settlement area. Site falls in the Kincorth Hill Landscape Character Area. Site is a Prime Landscape Area (Hill).</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for</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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		Development would have a negative impact on the landscape.	Greenbelt and GSN Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B1305 – Land at Peterseat Drive

Employment 4.13ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 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 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>Flood Risk</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 areas of surface water flood risk.</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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 adjacent to Tullos Hill LNCS, and Green Space Network. It is part of the greenbelt.</p> <p>Designated Species Woodcock and Bullfinch recorded within 100m of site.</p> <p>Japanese Knotweed recorded within 100m of 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

Site assessment question (click on links embedded in the text 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.						
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 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 a bus stop however it is distant from local facilities (over 2km). It is therefore more 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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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?		The entire site is identified as being potentially contaminated (Ness Farm 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	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
					suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site is located on a flat area. Contour lines suggest an easterly aspect.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development from Peterseat Drive to the east would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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
					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 distant from local facilities (over 2km) however there is a bus stop within 400m.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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	Close to the LNCS, Cat Cairn and Tullos Hill. Coast road is across the Estate to the coast. Site is a Prime Landscape Area ('Hill'). However, the site is adjacent to Altens Industrial Estate and the proposed land use is consistent with neighbouring uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit Submitted Bid Documents	-	Minimal development with strategic landscaping and design. Careful consideration of positioning of proposed buildings.	0
<u>Material Assets</u>						
<ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	Scheduled Monuments; Cat Cairn, cairn & dyke, Baron's Cairn all north-west of the site boundary.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect any historical features in the area as per LDP Policy and national legislation.	0
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would introduce employment opportunities and have a positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	GIS Scottish Water Layer	0	N/A	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text 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"> Reduce vulnerability to the effects of climate change. 						
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 2km from shopping and recreation areas and the closest bus stops are 540m away. The site is distant from local facilities and likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions, especially from 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>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>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.	GIS Layer for School Catchments 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?		New onsite green infrastructure would be provided as an integral part of the proposed housing development for this site, in line with policy requirements.	Submitted Bid Documents	++		++
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is on greenfield land. There are 2 no residential buildings on site and some farm sheds on site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site relatively exposed; small belt of trees surrounding some of the existing buildings in the south east of the site. Generally flat southwest facing site.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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
					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 2km from local facilities. The closest bus stop is approximately 540m from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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 site is identified as open farmland. There are 2no residential buildings and some farm sheds in the south eastern corner of the site, with some trees surrounding the buildings. There are some stone boundary walls separating fields.</p> <p>There is a sparse residential pattern immediately surrounding the site; with most of the surrounding landscape being open farmland. Therefore, the development of housing on this site will be quite intrusive into the surrounding landscape.</p> <p>The closest existing residential settlement is at Cove which is 490m away from the site; in-between this settlement and the site is open farmland with a few scattered houses. Therefore, the proposal of houses on this site will be creating quite an isolated island of development and is not</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</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
		likely to be very well related to an existing settlement.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory	Cultural heritage, incl architectural and archaeological heritage (and	2 Sites and Monuments Records identified: Mains of Charleston Farm in the south and along the northern boundary is West Charleston (off Old Stonehaven Rd) consumption dyke.	GIS Layers for scheduled monuments, archaeological sites, listed buildings,	-	Development will be required to respect and preserve/enhance the historic 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
historic battlefields, world heritage sites or their setting?	links with landscape)		conservation area. Canmore Database			
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will include both private and affordable housing. It may also include some mixed uses which would offer employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1307 – Mains of Charleston – WITHDRAWN

Mixed Use 3.5ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 the Drain to Loirston Loch which runs along the 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 GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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 Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands	Water and Biodiversity, Fauna and Flora	Potential drainage issues from two small ponds and one watercourse located on the site.	OS Map GIS Hydrogeology 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
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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	According to SEPA's Indicative Flood Risk Map, the eastern corner of the site has a risk of flooding as does the north western boundary. There have been no flooding incidents recorded on the site. The Drain to Loirston Loch runs along the western boundary of the site and is prone to flooding, so hard development should avoid this area. There are also two small ponds located in the centre/east of the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>A very small portion of the west of the site is identified as a potential bat habitat. There have been recordings White-fronted Goose within 100 metres of the site.</p> <p>No other significant natural conservation features 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>Habitat enhancements may reduce residual impact on habitat/species.</p>	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 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 2.1km 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>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
		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.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for		New onsite green infrastructure would be provided as essential parts of some of the developments/uses proposed (golf	Submitted Bid Documents	++		++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green infrastructure on site?		course/driving range) and could be provided in association with other proposed developments/uses (holiday park).				
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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?		The entire site is identified as being potentially contaminated (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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text 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"> Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Relatively exposed; not much shelter provided from tree belts. South facing. Flat site.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development from Wellington Road to the east would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application process.	0
Is the site close to a range of facilities? Can these be	Climatic factors and human health	Site is approximately 2.1km from local facilities. The closest bus stop is approximately 400m from the site.	GIS Layer for bus stops/bus routes	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
accessed by public transport?			Check distance to local facilities			
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 largely open farmland. There are no significant landscape features located on the site; the development is therefore not likely to result in the loss or disturbance of any linear and group features. The new AWPR sits just to the west of the site boundary. The site is likely to be visible from a number of locations along Wellington Road, Old Stonehaven Road and also potentially the A90 (new AWPR). The site sits on the edge of an existing community to the south of the site, however there are not very good connections running to the site from here. Development of recreational or tourist/leisure use is not necessarily going to be very well related to these existing settlements/developments.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-		-
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development of recreational or tourist/leisure uses would introduce employment opportunities and have a positive impact on the economy, as well as the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<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 Scotland River Basin Management Plan?</p>	Water	<p>Burn of Leggart flows north to south along the site and is a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP) which is located north of the site. 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>https://www.sep.a.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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 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
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 Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Site has potential for poor drainage due to the Burn flowing in the middle of the site.	OS Map 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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some flood risk from the burn that runs north-south through site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 currently zoned as Green Belt and Green Space in the extant local development plan. Den of Leggart LNCS lies inside site area which is also formed of Semi-Natural and Ancient Woodland.</p> <p>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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 mixed uses on site (with an emphasis on residential development) 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>	-	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
		Site is within 400m of a bus stop but is distant from local facilities (at least 1.6km). The proposal is therefore 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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Abbotswell Primary School and Lochside Academy both have capacity in the short and long term. The closest medical practice is at least 1.6km away.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	N/A	
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?		Potential loss of some woodland open space to the northwest. Site is part of a Local Nature Conservation Area.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		Woodlands and principal areas of ecological areas will be preserved. Proposal includes new links and new parkland areas.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 Submitted Bid Documents	-	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. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Relatively flat site with gentle undulations; River Dee lies to the north. Open views to south. Eastern side is tree-lined and sheltered from A90. Site bounded on north side by landscape edge. West and south side sit next to open fields.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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
					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 at least 1.6km from local facilities. Public transport is accessible within 400m however this heads outside Aberdeen. Development includes local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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	Woodland and burn intersecting site area. Den of Leggart is a Prime Landscape Area. Site is located within Leggart Landscape Character Area. Site is part of the greenbelt. Development will have a negative impact on the landscape setting of the area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
<u>Material Assets</u>						
<ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed mixed uses will provide private and affordable housing, and employment opportunities in the area. This will have a positive impact on economic growth and the local population's health and wellbeing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for affordable housing and environmental improvements.	+

B1309 – Rigifa Farm Area 1

100 Houses 5.2ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 entirety of the site is within the Green Space Network.</p> <p>The south and east of the site have been identified as an area of potential bat habitat.</p> <p>Various bird species on site and within 100m of the site: Skylark, Greylag Goose, Peregrine, Golden. 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>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>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 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 however local facilities are around 1km away. This is more 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 Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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/ Primary school catchment area. Health provision.	Population and human health or material assets	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy has enough capacity both in the short and long term. A medical practice is located approximately 990m from the site.	GIS Layer for School Catchments 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?		Potential loss of community woodland (open, semi-natural open space) to the east of the site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	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?		There is core path running through the site from west to east. There may be some impact on this from 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?		Proposal includes adding a mix of species to enhance woodland walk and bolstering young native woodland. It will retain site oddities and use SUDS to create diverse amenity spaces.	Submitted Bid Documents	+	N/A	+
Soils						

Site assessment question (click on links embedded in the text 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"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	South facing with undulations. Existing tree belt to the south and east of the site providing some shelter.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development from Cove Road to the west would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 and around 1km from local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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</p>	Landscape	<p>The site is largely open farmland. There is a tree belt along the south and some of the east of the site and a series of hedges run from the north western corner to the southern boundary of the site – development may affect these features.</p> <p>100 houses would sit directly below an existing residential development to the south, therefore development is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land,</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?		so the site will not necessarily fit with this landscape.				
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it	Cultural heritage, incl architectural and archaeological heritage (and	Outwith the southern boundary is a Consumption Dyke - Rigifa Farm.	GIS Layers for scheduled monuments, archaeological sites, listed	0	Development will be required to respect any historical features in the area as per 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
result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	links with landscape)		buildings, conservation area. Canmore Database		Policy and national legislation. Proposal Masterplan shows retention of the consumption dyke.	
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will introduce both private and affordable housing. This will help to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1310 – Rigifa Farm, Cove

164 Houses & Leisure 9.5ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map 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>Flood Risk</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 south of the site (Area 3) is at a slight risk of surface flooding. There have been no flooding incidents on the site, however Blackhill Burn (culvert) runs along the southern corner of Area 3.</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>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 is a Priority Habitat in the wooded area to the east of Area 1.</p> <p>The entirety of the site is within the Green Space Network.</p> <p>Much of the site is identified as an area of potential bat habitat.</p> <p>There have been a variety of bird species identified on this site; specifically, Peregrine, Ruff, Wood Sandpiper and Golden Plover. 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>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>	-

Site assessment question (click on links embedded in the text 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.					impact on habitat/species.	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 mixed 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 however local facilities are at least 1.2km away. This is more 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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy has enough capacity both in the short and long term. A medical practice is located 1.2km from the site.	GIS Layer for School Catchments 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?		Potential loss of community woodland (open, semi-natural open space) to the very east of the site in Area 1.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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
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 core path running through Area 1 from west to east. There may be some impact on this from 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?		Proposal includes boundary planting, young native woodland and open spaces with a shelterbelt introducing a mix of species.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	Development will commence 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
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	East facing site. Mostly flat; Area 1 has gentle undulations. Some shelter from surrounding houses to the north. At the very north of the site, there is a row of hedges running from north – south. At the centre of the site (Area 2), there is a tree belt running from east to west and an existing tree belt in Area 3 along the eastern boundary.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development from Cove Road to the west and south would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 however local facilities are at least 1.3km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposal includes the potential for a commercial area which would bring local facilities closer.	0

[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"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</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 is categorized as open farmland. There are some stone dykes present at field boundaries.</p> <p>Site is located just to the south and east of the existing Cove residential settlement, therefore development is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land, so the site will not necessarily fit with this 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>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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	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	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?					where appropriate, as per LDP policy.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , 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)	No Listed Buildings or Scheduled Monuments on site. There is a Consumption Dyke (Rigifa Farm) that separates Area 1 and Area 2, however it does not sit within the site boundary.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect any historical features in the area as per LDP Policy and national legislation. Proposal Masterplan shows retention of the consumption dyke.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would provide private and affordable housing, and commercial/leisure uses. These will have a positive impact on the health and wellbeing of the population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1311 – Rigifa Farm Area 3

40 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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	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>Flood Risk</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, there is a slight risk of surface flooding in the northern part of the site. There have been no flooding incidents on the site, however Blackhill Burn (culvert) runs along the southern corner of the site. 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>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 entirety of the site is within the Green Space Network.</p> <p>The north and the east of the site have been identified as an area of potential bat habitat.</p> <p>Garganey, Yellow Wagtail and Ruff have been identified 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>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>	-

Site assessment question (click on links embedded in the text 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.					impact on habitat/species.	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 however local facilities are around 1.4km away. This is more 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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy has enough capacity both in the short and long term. A medical practice is located 1.6km from the site.	GIS Layer for School Catchments 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?		Proposal includes boundary planting to exposed edges and SUDS.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> 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
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Relatively flat south west facing site. Some shelter from surrounding houses to the north. There is a belt of trees on site along the eastern boundary.	Submitted Bid Documents Aerial Map 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
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Construction of access roads to serve the development from Cove Road to the west would be required.	Submitted Traffic Assessments	-	<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
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 around 1.4km from local facilities.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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</p>	Landscape	<p>The site is classed as open farmland. There is a tree belt that runs along the eastern boundary of the site – development may affect this feature.</p> <p>40 houses would sit across the road from an already existing residential development to the south of Cove. However, to the east of the site is Blackhills Quarry, and to the south of the site across the road is the Gateway Business Park. Therefore, the site would</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?		intrude slightly into the surrounding landscape.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will introduce both private and affordable housing. This will help to meet local needs.	Submitted Bid Documents	+	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
					improvements and affordable housing.	

B1312 – Wellington Road East

Retail 2.47ha

++	+	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
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Area potentially vulnerable to flooding.	OS Map GIS Hydrogeology 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
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 GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Limited areas of surface water flood risk. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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>	<p>Bio flora and fauna</p>	<p>Site is zoned as Green Space Network/ Urban Greenspace.</p> <p>Likely significant loss or disturbance of wildlife habitat 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>-</p>	<p>Due regard will be given to Green Space Network Policy and Urban Green Space 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>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 retail 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 local facilities. It is therefore 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>-</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>	<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
		area and have a long term negative impact on climatic factors through emissions.	Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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 the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Loss of urban green space and green space network. Part of amenity area for the existing development in the area.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 notes the development presents an opportunity to provide strategic landscaping utilising native species and creating enhanced biodiversity.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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? 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 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	Site is a mature wooded area adjacent to Wellington Rd. It offers screening of the Industrial Estate from the main road. Some shelter from northerly winds. Flat site; contour lines suggest south-east facing. Negligible level change.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site can be obtained from Wellington Road. This would sit mid-way between the existing junctions to the north and south and would most probably comprise a light controlled junction.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 and 800m of local facilities.	GIS Layer for bus stops/bus routes 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
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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>Predominantly Industrial area with employment uses. Significant loss or disturbance to woods and tree belts.</p> <p>The site acts as a greenspace to screen the Industrial Estate from the road. Thus, development would cause intrusion into surrounding landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</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
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) 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>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Retail use would create employment opportunities and have a positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1313 – Heathvale

120 Houses 6.2ha

++	+	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
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map 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>Flood Risk</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>There are areas of flood risk to the south, and patches of flooding to the north. Loirston Loch is located to the west of the site. A culvert runs across the site from west to south east.</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 Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 Loirston Loch local nature conservation site sits to the west and north of the site. The site is zoned as Green space network and urban greenspace. Charleston Wood forms a large part of the site area. Development will result in the loss or disturbance of wildlife habitat.</p> <p>There are a number of animal and bird species recorded within the 100 meters of the site, including Snipe, European Otter, Daubebton's Bat, Soprano Pipistrelle and Common Pipistrelle.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	--	<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>	-

Site assessment question (click on links embedded in the text 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.					impact on habitat/species.	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 retail 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 more than 800m local facilities. It is therefore more 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
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Charleston Primary School which will be over capacity by 2021, and Lochside Academy which has capacity.	GIS Layer for School Catchments 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?		Significant loss of green space network and urban green space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will incorporate natural 'play areas', links to core paths and into adjoining residential areas, gorse understory to be managed to protect bird and mammal life on site, enhanced biodiversity by introducing a mix of trees and understory shrubs, create new blocks of woodland, undergrowth and open areas to maximise the wildlife potential.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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?		Part of site (Charleston Wood) is identified as potentially contaminated (Charleston landfill). The areas immediately to the south of the site is also identified 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	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
					suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Relatively flat site with gentle undulations; south facing. Open site from west at A956 Wellington Rd, some shrubs/ planting to the north (Charlestown Wood) offering some screening. There is some shelter provided by vegetation and topography.	Submitted Bid Documents Aerial Map 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Indicative masterplan shows access to the site can be obtained from Wellington Road. Further access roads would be required to serve the development.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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
					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 however it is more than 800m from local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> 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 result in the loss or disturbance of existing trees and stone dyke field boundaries. The site contributes to the landscape setting of this approach to Aberdeen and plays a positive role by improving the visual amenity. Development will have a negative impact on this function.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
<u>Material Assets</u>						
<ul style="list-style-type: none"> Minimise waste. 						
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?			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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will introduce both private and affordable housing. This will help to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Appendix 7 Strategic Environmental Assessment: Possible Sites

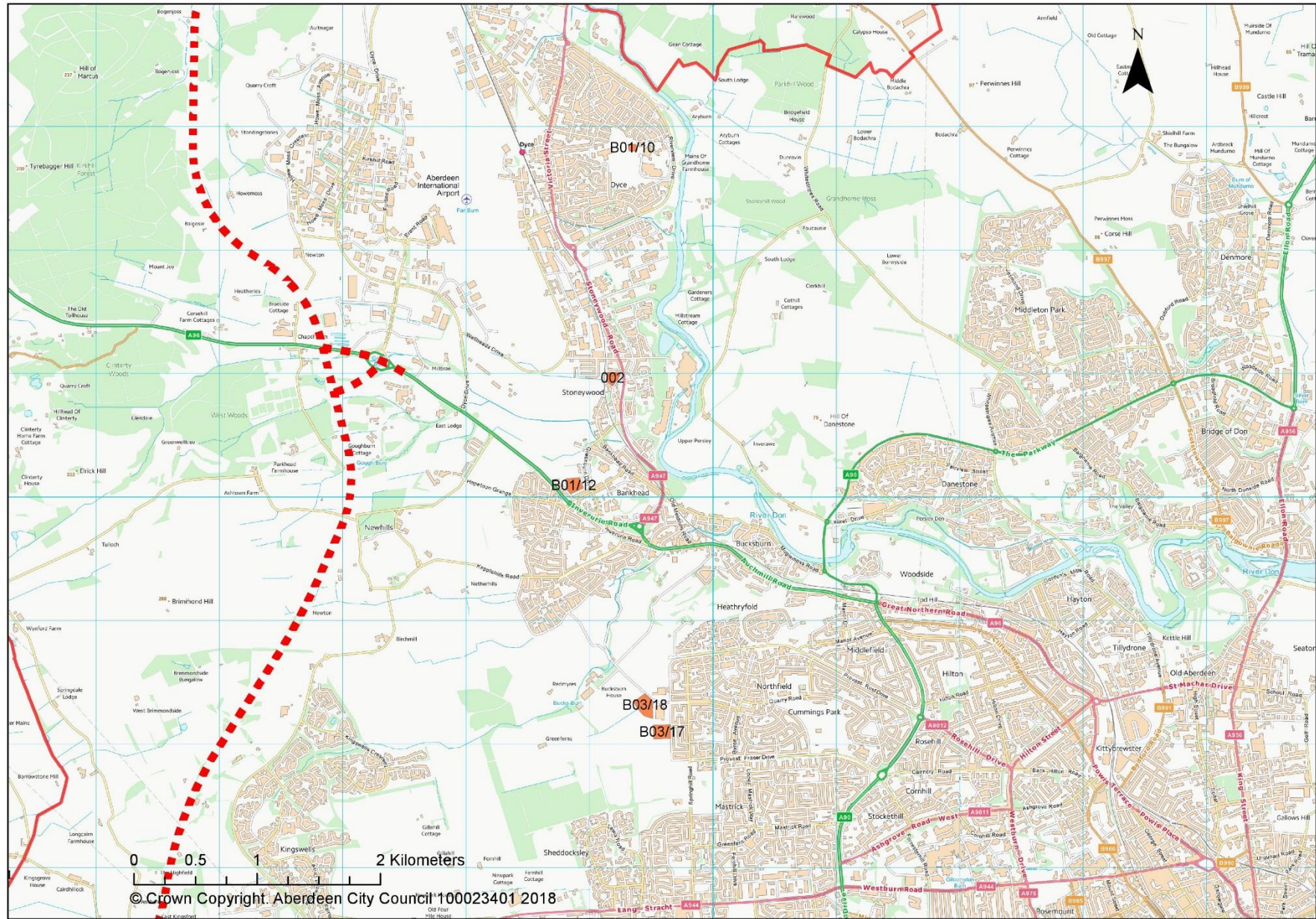
B0110 – Adjacent to New Dyce Medical Centre

B0112 – Playing Fields Stoneyton Terrace

Former Stoneywood Primary School

B0317 – Greenferns, South of Orchard Brae School

B0318 – Greenferns, West of Orchard Brae School



B0110 – Adjacent to New Dyce Medical Centre

Health Care Facility 0.36ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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>There is a cluster of new trees in the middle of the site, these would potentially be lost for the development.</p> <p>Site falls within a potential bat habitat; therefore.</p> <p>The site also falls within the Green Space Network – development would interrupt the 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>Ensure site design and layout incorporates landscaping (including native species) and the new trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to 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"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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</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
Assessment of Climate Emissions)?		<p>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>Submitted Bid Documents</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><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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
<p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 						

Site assessment question (click on links embedded in the text 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"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?		Development will impinge upon open space that is used by the public for walking, and also for recreational activities.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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?		A core path runs through the site, to the west. Development is likely to significantly impact this.	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 would result in loss/disruption of open space and green space network. It would sever 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.	--
Soils <ul style="list-style-type: none"> 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
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is mostly on greenfield land. Part of the site falls on brownfield land (artificial playing fields). In both cases there would be short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Site is east/west facing with some shelter. It has a slight terrace.	Submitted Bid Documents Aerial Map 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

Site assessment question (click on links embedded in the text 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?	There is an access road to an existing health care centre and houses. This may be used for 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 accessible with bus stops within 400m. Local facilities are also available within 800m.	<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"> Maintain and support landscape character and local distinctiveness. 						
<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 will result in the loss of cluster of trees. It will impinge on green space network and urban green space.	<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"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	A health care facility will improve the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0112 – Playing Fields, Stoneyton Terrace

Health Care Facility 1.34ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 and urban green space will be affected by development.</p> <p>Designated species - Song Thrush 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>Ensure site design and layout incorporates landscaping (including native species) and the new trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p>	-
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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</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 (click on links embedded in the text 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 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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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 the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Significant loss of open space that is used by the public for recreational activities.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit 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 would result in loss/disruption of open space and green space network. It would sever 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.	--
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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
					Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	South facing site with somewhat adequate shelter from northerly winds. Generally flat with a slight terrace.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is via a footpath. Access road would have to be constructed.	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 and employment opportunities. Bus stops are available 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			
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 result interrupt green space network and urban green space.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	A health care facility will improve the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

002 – Former Stoneywood Primary School

Residential/ Mixed Use 0.92ha

++	+	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
<u>Water</u> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 a medium scale mixed use/ residential proposal would be significant.	OS Map 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 within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0
<u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text 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 suitable for bat habitat (woods near water).	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Bat Survey may be required at planning application stage.	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m 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	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
		significant employment opportunities in close proximity (Dyce)	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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 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"> Reduce contamination, safeguard soil quantity and quality. 						
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 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
					remediated and not affect the quality of the soil.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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.	Submitted Bid Documents 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	Site is flat and well sheltered.	Submitted Bid Documents Aerial Map 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 - 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
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 Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 Existing LDP allocations for Greenbelt and GSN Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
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) 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 <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing and/ or employment opportunities.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0317 – Greenferns, South of Orchard Brae School

Health Centre 1.76ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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?		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 GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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.</p> <p>The site is unaffected by designated sites or woodland areas.</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	Bat Survey may be required at planning application stage.	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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</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 (click on links embedded in the text 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 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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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>Soils</u> <ul style="list-style-type: none"> 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
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 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
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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 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	Existing tree belt to the west of the site (beech hedging around). South facing, generally flat site.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities.	Material assets and climatic factors?	Access to the site would be from Davidson Drive.	Submitted Traffic Assessments	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?					Council as Roads Authority. 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 local facilities are within 800m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests 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 sits adjacent to Orchard Brae School and the settlement of Northfield sits just to the east of the site. A health centre would potentially fit in well with the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Careful site design to ensure retention of tree belt.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text 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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	A health care facility will improve the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0318 – Greenferns, West of Orchard Brae

Health Centre 1.76ha

++	+	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
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 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 GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text 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"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<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 unaffected by designated sites or woodland areas. There is a tree belt surrounding much 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>	0	Careful design to ensure retention of tree belt surrounding the site.	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 850m 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>	-	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
		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 Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
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"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text 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 the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Loss of open space. However, this is not in public use.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	Sufficient open space provision will be required as per the Open Space Policy in the LDP.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	Proposal's expected completion will be 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
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	Good shelter. Tree belt/grass surrounding site. South west facing flat site.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site would be from Davidson Drive.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. 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 local facilities are within 850m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> 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
<p>Non-designated landscape features and key landscape interests</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 site is currently largely open farmland. There are relatively few features present on the site. Development of a health centre would to an extent become part of the existing urban fabric, as Orchard Brae School sits to the east of the site and Heathryburn School to the north of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	N/A	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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 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) 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	A health care facility will improve the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

Appendix 8 Strategic Environmental Assessment: Main Issues

Main Issues

- Issue 1 Residential Use in the City Centre
- Issue 2 A 24 Hour City
- Issue 3 Visitor Attractions and Facilities
- Issue 4 Minimum Space Standards for New Development
- Issue 5 Electrical Vehicle Charging
- Issue 6 Low and Zero Carbon Generating Technologies and Water Efficiency
- Issue 7 Heat Networks
- Issue 8 West End Office Area
- Issue 9 Inclusive Housing Mix
- Issue 10 Residential Care Facilities
- Issue 11 Student Accommodation
- Issue 12 Houses in Multiple Occupation (HMOs)

The following key was used for the assessment

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

Issue	Topic	Score	Comments	Mitigation
1. Residential use in City Centre – Preferred Option				
Include a policy in support of residential use in the City Centre with the conversion of upper floors to residential accommodation.				
Residential Use in the City Centre – Preferred Option	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	0	Policy will not have any effect on climatic factors.	
	Soil	0	Policy will not have any effect on soil.	
	Water	-	Policy will have a negative effect on water abstraction as it will intensify the uses in the city centre.	Plan will have policies on water saving technology.
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	Policy will have a positive impact as it will provide places to live in the city centre.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	+	Policy will have a positive impact on cultural heritage, as it proposes to reuse empty or underuse upper floors. It is expected the conversation will be carried out sensitivity.	
	Material Assets	0	Policy will not have any effect on material assets.	
Residential Use in the City Centre – Alternative Option				
No requirement for policy.				

Residential Use in the City Centre –Alternative Option	Biodiversity	0	Approach will not have any effect on biodiversity.	
	Air	0	Approach will not have any effect on air.	
	Climatic Factors	0	Approach will not have any effect on climatic factors.	
	Soil	0	Approach will not have any effect on soil.	
	Water	0	Approach will not have any effect on water.	
	Landscape	0	Approach will not have any effect on landscape.	
	Population	0	Approach will not have any effect on population.	
	Human Health	0	Approach will not have any effect on human health.	
	Cultural Heritage	-	Approach will have a negative impact on cultural heritage. The approach does not promote the reuse of vacant and under used upper floors.	
	Material Assets	0	Approach will not have any effect on material assets.	
Residential Use in the City Centre – Current Policy Approach				
Support for residential use in the City Centre with the conversion of upper floors to residential accommodation is located with planning documents.				
Residential Use in the City centre – Current Approach	All indicators		As per the preferred option.	

Issue	Topic	Score	Comments	Mitigation
2. A 24 Hour City – Preferred Option				
Include a policy to support and encourage the evening and night time economy				
Evening and Night time Economy – Preferred Option	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	0	Policy will not have any effect on climatic factors.	
	Soil	0	Policy will not have any effect on soil.	
	Water	-	Policy will have a negative effect on water abstraction as it will intensify the uses in the city centre.	Plan will have policies on water saving technology.
	Landscape	0	Policy will not have any effect on landscape.	
	Population	++	Policy will have a positive impact as it aims to diversify the evening and night time economy in Aberdeen.	
	Human Health	-	Policy could have a negative impact on human health. Existing residential amenity will need to be maintained.	Agent of Change principle will need to be applied. Environmental health will also be able to monitor and assist. The plan is proposed to have a policy on amenity.
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
Material Assets	0	Policy will not have any effect on material assets.		
Evening and Night time Economy – Current Policy Option				

Evening and Night Time economy – Current Policy Option	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	0	Policy will not have any effect on climatic factors.	
	Soil	0	Policy will not have any effect on soil.	
	Water	-	Policy will have a negative effect on water abstraction as it will intensify the uses in the city centre.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	Policy will have a positive impact as it aims to diversify the evening and night time economy in Aberdeen.	
	Human Health	-	Policy could have a negative impact on human health. Existing residential amenity will need to be maintained.	
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
	Material Assets	0	Policy will not have any effect on material assets.	

Issue	Topic	Score	Comments	Mitigation
3. Visitor Attractions and Facilities – Preferred Option				
Include a policy to support visitor attractions and facilities				
Visitor Attractions and Facilities – Preferred Option	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	-	Policy will have an impact on air if it leads to increased levels of vehicle trips to attractions and facilities. Travel to these attractions and facilities can be achieved by active travel and public transport, thereby reducing car trips.	LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A Sustainable Urban Mobility Plan will also be produced for the city centre. Air Quality policy ensures new development will not negatively effect AQMAS.
	Climatic Factors	0	Policy will not have any effect on climatic factors.	
	Soil	0	Policy will not have any effect on soil.	
	Water	-	Policy will have a negative effect on water abstraction as it will intensify the uses in the city centre.	Plan will have policies on water saving technology.
	Landscape	0	Policy will not have any effect on landscape.	
	Population	++	Policy will have a positive impact as it aims to increase the range of attractions and facilities people can attend.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
	Material Assets	0	Policy will not have any effect on material assets.	

Visitor Attractions and Facilities – Current Policy Option				
Visitor Attractions and Facilities –Current Policy Option	Biodiversity	0	Approach will not have any effect on biodiversity.	
	Air	-	Approach will have an impact on air if is it leads to increased levels of vehicle trips to attractions and facilities. Travel to these attractions and facilities can be achieved by active travel and public transport, thereby reducing car trips.	LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A Sustainable Urban Mobility Plan will also be produced for the city centre. Air Quality policy ensures new development will not negatively effect AQMAs.
	Climatic Factors	0	Approach will not have any effect on climatic factors.	
	Soil	0	Approach will not have any effect on soil.	
	Water	-	Approach will have a negative effect on water abstraction as it will intensify the uses in the city centre.	Plan will have policies on water saving technology.
	Landscape	0	Approach will not have any effect on landscape.	
	Population	+	Approach will have a positive impact as high footfall generating developments are supported in the city centre.	
	Human Health	0	Approach will not have any effect on human health.	
	Cultural Heritage	0	Approach will not have any effect on cultural heritage.	
	Biodiversity	0	Approach will not have any effect on biodiversity.	

Issue	Topic	Score	Comments	Mitigation
4. Minimum Internal Space Standards for New Residential Development – Preferred Option				
Set minimum internal space standards for new residential development (including conversions) in line with the U.K. Government’s ‘Nationally Described Space Standard’.				
Minimum Internal Space Standards – Preferred Option	Biodiversity	0	Unlikely to result in any significant impact on biodiversity.	N/A
	Air	0	Unlikely to result in any significant impact on air.	N/A
	Climatic Factors	0	Unlikely to have any significant impact on climactic factors.	N/A
	Soil	0	Unlikely to have any significant impact on soil.	N/A
	Water	0	Unlikely to have any significant impact on water.	N/A
	Landscape	0	Unlikely to have any significant impact on landscape.	N/A
	Population	+	Research suggests that overcrowding and cramped conditions can lead to depression the breakdown of relationships and physical symptoms such as asthma. Good housing and accommodation can make an enormous difference to quality of life. Setting standards to ensure that living accommodation is both fit for purpose and that reflective of need in terms of space is likely to have a positive impact on new housing stock.	N/A
	Human Health	0	Unlikely to have any significant impact on human health.	N/A
	Cultural Heritage	-	The viability of converting listed/ historical/ architecturally significant buildings to a residential use may be negatively impacted upon by the introduction of a minimum space standard. A rigid space standard may result in less proposals for conversions of heritage assets coming	A degree of flexibility to the prescribed space standard could be applied within LDP policy wording or guidance

			forward, some of which are requiring of appropriate re-use/ investment to ensure their longevity and maintenance. Limited/ constrained layouts may not lend themselves well to a minimum space standard, which could result in 'left over' space and thus inefficient re-use.	document for conversions that involve designated heritage assets.
	Material Assets	0	Unlikely to have any impact on material assets.	N/A
Minimum Internal Space Standards for New Residential Development – Alternative Option				
Better the minimum internal space standards set out as part of Preferred Option and/or tailor these to contextual expectations associated with city centre, inner city and outer city (suburb) locations.				
Minimum Internal Space Standards – Alternative Option	Biodiversity	0	Unlikely to result in any impact on biodiversity.	N/A
	Air	0	Unlikely to result in any impact on air.	N/A
	Climatic Factors	0	Unlikely to have any impact on climactic factors.	N/A
	Soil	0	Unlikely to have any impact on soil.	N/A
	Water	0	Unlikely to have any impact on water.	N/A
	Landscape	0	Unlikely to have any impact on landscape.	N/A
	Population	As Preferred	As per 'Preferred Option'.	N/A
	Human Health	0	Unlikely to have any impact on human health.	N/A
	Cultural Heritage	0	Unlikely to have any significant impact on cultural heritage.	N/A
	Material Assets	0	Unlikely to have any impact on material assets.	N/A
Minimum Internal Space Standards for New Residential Development – Current Policy Approach				
Rely on the market to deliver development that caters to demand, and to allow space standards to be set through applying other policy requirements and material planning considerations, such as access to light, outlook and general amenity.				
Minimum Internal Space Standards – Current	Biodiversity	0	Unlikely to result in any impact on biodiversity.	N/A
	Air	0	Unlikely to result in any impact on air.	N/A
	Climatic Factors	0	Unlikely to have any impact on climactic factors.	N/A

	Soil	0	Unlikely to have any impact on soil.	N/A
	Water	0	Unlikely to have any impact on water.	N/A
	Landscape	0	Unlikely to have any impact on landscape.	N/A
	Population	-	A 'do nothing' approach will result in the the continuance of inconsistency in respect of internal space standards. While it is accepted that the unenforceable minimum standards are in fact met (and exceeded) in may cases, the lack of a policy will result in the inability to ensure minimum standards, with knock on negative effects on population in terms of the provision of cramp and overcrowding conditions.	Space standards dictated through applying other policy requirements and material planning considerations, such as access to light, outlook and general amenity.
	Human Health	0	Unlikely to have any impact on human health.	N/A
	Cultural Heritage	0	Unlikely to have any significant impact on cultural heritage.	N/A
	Material Assets	0	Unlikely to have any impact on material assets.	N/A

Issue	Topic	Score	Comments	Mitigation
5. Electrical Vehicle Charging Infrastructure				
Increase the requirement for electrical vehicle charging infrastructure for all new developments that provide parking.				
Electric Vehicle Charging Infrastructure – Preferred Option	Biodiversity	0	Unlikely to have a significant impact on climate.	
	Air	++	Approach will encourage greater use of electric vehicles. This will have a positive impact on air quality and will help to achieve Scotland's aim of decarbonisation by 2050.	
	Climatic Factors	++	Approach will promote a sustainable mode of travel.	
	Soil	0	Unlikely to have a significant impact on soil.	
	Water	0	Unlikely to have a significant impact on water.	

	Landscape	0	Unlikely to have a significant impact on landscape.	
	Population	++	Approach would make provision for electric vehicle charging infrastructure for a greater proportion of the population and would encourage greater use of electric vehicles which would be an environmental improvement.	
	Human Health	++	Approach would have a positive impact on air quality throughout the city which would be positive for the population's health.	
	Cultural Heritage	0	Unlikely to have a significant impact on cultural heritage.	
	Material Assets	++	Approach would actively encourage suitable transport-related infrastructure.	
Electric Vehicle Charging Infrastructure – Current Policy Approach				
Acknowledge and support alternative fuel vehicles within policy.				
	Air	0	Where alternative fuel infrastructure is implemented, this would have a positive impact on air quality. Where there is little/no infrastructure there will be little encouragement to use alternative fuel vehicles.	
	Climatic Factors	+	Approach supports a sustainable mode of travel.	
	Population	+	Some provision of alternative fuel infrastructure for a handful of the population.	
	Human Health	+	Where alternative fuel infrastructure is implemented, this would have a positive impact on air quality.	
	Cultural Heritage	-	Infrastructure has the potential to have slight negative impact on the character of conservation areas.	Heritage policy encourages regard be given to the character of conservation areas/listed buildings.
	Material Assets	+	Approach would support suitable transport-related infrastructure.	

	All other indicators	As preferred	The impact of the alternative approach will be the same as for the preferred option – no significant impact on biodiversity, soil, water and landscape.	
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Issue	Topic	Score	Comments	Mitigation
6. Low and Zero Carbon Generating Technologies and Water Efficiency				
Follow the targets set out in the current Supplementary Guidance (Resources for New Development) and transcribe these into the Local Development Plan – Preferred Option				
Low and Zero Carbon Generating Technologies and Water Efficiency – Preferred Option	Biodiversity	0	Negligible direct impact upon Biodiversity	
	Air	+	Likely to improve Air Quality	
	Climatic Factors	+	Likely to contribute to the mitigation of effects of climate change	
	Soil	0	Negligible direct impact upon Soils	
	Water	0	Negligible direct impact upon Water	
	Landscape	0	Negligible direct impact upon Landscape	
	Population	0	Negligible direct impact upon Population status	
	Human Health	+	Likely to improve Air Quality which affects Human Health.	
	Cultural Heritage	0	Negligible direct impact upon Cultural Heritage	
	Material Assets	0	Negligible direct impact upon Material Assets	
Low and Zero Carbon Generating Technologies and Water Efficiency - Alternative Option				
Increase the levels of expected carbon reduction				
	Air	++	Likely to have improvements to Air Quality	
	Climatic Factors	++	Likely to have greater contribution to the mitigation of effects of climate change	

	Human Health	++	Likely to have greater improvements to Air Quality which affects Human Health.	
	All other indicators	As preferred	The impact of the alternative approach will be the same as for the preferred option.	
Low and Zero Carbon Generating Technologies and Water Efficiency - Current Policy Approach				
Maintain the current level of carbon emissions reduction target, 20% for the period of the next Local Development Plan (2022-2027).				
Low and Zero Carbon Generating Technologies and Water Efficiency – Current Approach	Air	+	Some improvements to Air Quality	
	Climatic Factors	+	Some contribution to the mitigation of effects of climate change	
	Human Health	+	Some improvement to Air Quality which affects Human Health.	
	All other indicators	As preferred	The impact of the alternative approach will be the same as above.	

Issue	Topic	Score	Comments	Mitigation
7. Heat Networks – Preferred Option				
Include a policy supporting the development of heat networks across the city. The policy would identify key areas of the city where existing networks exist, or where new networks should be developed				
Heat Networks – Preferred Option	Biodiversity	0	Not likely to have a direct impact	
	Air	0	Not likely to have a direct impact	
	Climatic Factors	+	Potential for mitigation of effects of climate change	
	Soil	0	Not likely to have a direct impact	
	Water	0	Not likely to have a direct impact	
	Landscape	0	Not likely to have a direct impact	
	Population	0	Not likely to have a direct impact	
	Human Health	0	Not likely to have a direct impact	
	Cultural Heritage	0	Not likely to have a direct impact	
	Material Assets	0	Not likely to have a direct impact	
Heat Networks – Alternative Option				
Include a policy requiring all new development within the city to connect to, or develop a new heat network				
Heat Networks – Alternative	Climatic Factors	++	Potential for mitigation of effects of climate change	

	All other indicators	As preferred	The impact of the alternative approach will be the same as for the preferred option	
Heat Networks – Current Policy Approach				
No policy requirement is in place, but support will be shown to the development of heat networks where they are brought forward by a developer or landowner				
Heat Networks – Current Approach	Climatic Factors	0	Negligible contribution to mitigation of effects of climate change	
	All other indicators	As above	The impact of the alternative approach will be the same as above	

Issue	Topic	Score	Comments	Mitigation
8. West End Office Area – Preferred Option				
Relax the current policy and encourage a mix of uses in the area.				
West End Office Area – Preferred Option	Biodiversity	0	Unlikely to have a significant impact on biodiversity.	
	Air	0	There will be both positive and negative impacts on air, as new mixed uses may encourage more trips by car from people outside the area. However, proximity of the area to the city centre will encourage people to use more sustainable methods of transport. The location being mixed use in nature means local residents in the area won't have to travel far to access facilities.	Transport policy encourages sustainable transport modes.
	Climatic Factors	0	Unlikely to have a significant impact on climate.	
	Soil	0	Unlikely to have a significant impact on soil.	
	Water	0	Unlikely to have a significant impact on water.	
	Landscape	++	New uses into the area will bring vacant buildings back into use. Possible conversion of parking spaces into garden areas or amenity spaces will have a positive impact.	
	Population	++	Mixed uses in the area will create some jobs and housing.	
	Human Health	++	Potential increase of residential uses in the area which will help to meet the housing needs of the population, and together with other mixed uses will bring a vitality to the area.	
	Cultural Heritage	+	Positive impact as existing buildings within a conservation area will be reused. Possibility of a negative impact on number of listed buildings/conservation area depending on design.	Policy will encourage conservation status of the area be taken into account. Heritage policy encourages protection and preservation of conservation areas/listed buildings.

	Material Assets	++	Encouraging a mix of uses will bring vacant buildings back into use; it will bring new businesses and re-introduce residential uses into the area.	
West End Office Area- Alternative Option				
Encourage a return to only residential uses in the area.				
West End Office Area – Alternative Option	Air	0	There will be both positive and negative impacts on air, as residential uses may encourage more trips by car. However, proximity of the area to the city centre will encourage people to use more sustainable methods of transport. Existing mixed use in the area may mean that residents won't have to travel far to access facilities.	Transport policy encourages sustainable transport modes.
	Landscape	++	New uses into the area will bring vacant buildings back into use. Possible conversion of parking spaces into garden areas or amenity spaces will have a positive impact.	
	Population	++	Increase number of housing to serve local population.	
	Human Health	+	Residential uses will potentially include some affordable housing units/contributions.	
	Cultural Heritage	-	Possibility of a negative impact on cultural heritage as the West End Area is within a conservation area and has a number of listed buildings. Difficulty of converting existing large extensions.	Policy will encourage conservation status of the area be taken into account. Heritage policy encourages protection and preservation of conservation areas/listed buildings.
	Material Assets	++	Encouraging residential uses will bring vacant buildings back into use.	
	All other indicators	As preferred	The impact of the alternative approach will be the same as for the preferred option – no significant impact on biodiversity, climate, soil and water.	
West End Office Area – Current Policy Approach				

Encourage and promote the continued development of this areas as a focus for office development.				
	Air	0	There will be both positive and negative impacts on air, as office uses have the potential to encourage more trips by car. However, proximity of the area to the city centre will encourage people to use more sustainable methods of transport.	Transport policy encourages sustainable transport modes.
	Landscape	+	Potential for additional vacant buildings due to better quality offices in the city centre. Continual use of existing office buildings.	
	Population	+	Office uses in the area will result in job creation. However with the number of vacant office units this may will have a limited positive impact on job creation in the immediate area.	
	Human Health	0	Unlikely to have any significant impact on human health.	
	Cultural Heritage	--	Continual possibility of introducing large modern extensions to listed buildings, and within a conservation area.	
	Material Assets	--	Potential for additional vacant buildings in the area.	
	All other indicators	As preferred	The impact of the current approach will be the same as for the preferred option – no significant impact on biodiversity, climate, soil and water.	

Issue	Topic	Score	Comments	Mitigation
9. Inclusive Housing Mix – Preferred Option				
Update Policy H4 to set a minimum requirement for housing mixes in most new residential developments – presumption in support of ‘adaptable’ or ‘accessible’ units. This issue concerns the proportion of new homes constructed that are inclusively designed, not the principle or number of homes themselves. These do not have any different environmental implications of a mainstream home.				
Update Policy H4 – Preferred Option	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	+	Policy manages proposals for residential development; this may lead to changes in the general housing market and wider population. It aims to enhance housing choice for elderly and those with particular needs. This may free up other open market housing elsewhere.	
	Human Health	+	Policy manages proposals for residential development; it will seek to deliver enhanced choice for elderly and those with particular needs to sustains a good quality of life. It aims to enhance opportunities for comfortable independent living.	
	Cultural Heritage	0	Unlikely to have direct impact.	
Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth.		
Inclusive Housing Mix - Alternative Option				
Set a minimum ‘mix’ requirement for all new residential developments. The house type/ size would also be defined in this minimum requirement.				

Update Policy H4 – Alternative Option				
Update Policy H4 – Alternative Option	Population	+	Policy manages proposals for residential development; this may lead to changes in the general housing market and wider population. It aims to enhance housing choice for elderly and those with particular needs. This may free up other open market housing elsewhere.	
	Human Health	+	Policy manages proposals for residential development; it will seek to deliver enhanced choice for elderly and those with particular needs to sustains a good quality of life. It aims to enhance opportunities for comfortable independent living.	
	Material Assets	+	Unlikely to have direct impact.	
	All other indicators	0	Impact on all other indicators of the alternative option the same as for the preferred option- no significant impact.	
Inclusive Housing Mix – Current Policy Approach				
<p>Policy H4 requires developments over 50 units to achieve an appropriate mix. No set mix requirement for major developments, preference for 1 and 2 bedroom units within both open market and Affordable Housing units.</p>				
Current Approach	Population	0	Policy manages proposals for residential development; this may lead to changes in the general housing market and wider population. It aims to enhance housing choice house buyers. This may free up other open market housing elsewhere. Current Policy H4 only applies to proposals over 50 units.	
	Human Health	0	Policy manages proposals for residential development; it will seek to deliver enhanced choice for potential house buyers. Current Policy H4 only applies to proposals over 50 units.	
	Material Assets	0	Unlikely to have direct impact. Current Policy H4 only applies to proposals over 50 units.	

	All other indicators	0	No significant impact on all other indicators.	
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Issue	Topic	Score	Comments	Mitigation
10. Residential Care Facilities – Preferred Option				
A new policy dedicated to Residential Care Facilities. Design, access and amenity would be key considerations. Advice relating to redevelopment/ Change of Use of existing development would be included also.				
New Policy for Residential Care Facilities – Preferred Option	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	+	Policy manages proposals for Residential Care Facilities; this may lead to changes in the general housing market and wider population.	
	Human Health	+	Policy manages proposals for Residential Care Facilities; it will seek to deliver high-quality development that sustains a good quality of life.	
	Cultural Heritage	0	Unlikely to have direct impact.	
	Material Assets	0	Unlikely to have direct impact.	

Residential Care Facilities - Alternative Option				
Alternative policy that restricts Residential Care Facilities to H1 areas to ensure design and amenity is upheld. Presumption against redevelopment/ Change of Use.				
New Policy for Residential Care Facilities –Alternative Option	Population	-	Restricting where Residential Care Facilities can be located may result in people leaving the area as locations could be undesirable/ inadequate.	
	Human Health	-	Restricting where Residential Care Facilities can be located may result in negative cumulative impacts on an area; for example, waste and building standards. It may also adversely impact amenity of existing communities/ neighbours.	
	All other indicators	0	All other indicators would be consistent with Preferred Option above.	
Residential Care Facilities – Current Policy Approach				
Existing Policies and Supplementary Guidance/ Technical Advice Notes. Consider planning applications as they arise, using other relevant policies in the adopted Plan.				
No dedicated Policy – Current Approach	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	0	Unlikely to have direct impact.	

	Human Health	0	Unlikely to have direct impact.	
	Cultural Heritage	0	Unlikely to have direct impact.	
	Material Assets	0	Unlikely to have direct impact.	

Issue	Topic	Score	Comments	Mitigation
11. Student Accommodation– Preferred Option				
A new policy dedicated to Student Accommodation development. Design, access and amenity would be key considerations. Advice relating to redevelopment/ Change of Use of existing development would be included also.				
New Policy for Student Accommodation – Preferred Option	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	+	Policy manages proposals for Student Accommodation; this may lead to changes in the general housing market and wider population.	
	Human Health	+	Policy manages proposals for Student Accommodation; it will seek to deliver high-quality development that sustains a good quality of life.	
	Cultural Heritage	0	Unlikely to have direct impact.	
	Material Assets	0	Unlikely to have direct impact.	
Student Accommodation - Alternative Option				
Alternative policy that restricts Student Accommodation proposals to H1 areas to ensure design and amenity is upheld. Presumption against redevelopment/ Change of Use.				

	Population	-	Restricting where Student Accommodation can be located may result in people leaving the area as locations could be undesirable/ inadequate/ unaffordable.	
	Human Health	-	Restricting where Student Accommodation can be located may result in negative cumulative impacts on an area; for example, waste and building standards. It may also adversely impact amenity of existing communities/ neighbours.	
	All other indicators	0	All other indicators would be consistent with Preferred Option above.	
Student Accommodation – Current Policy Approach				
Existing Policies and Supplementary Guidance/ Technical Advice Notes. Consider planning applications as they arise, using other relevant policies in the adopted Plan.				
No dedicated Policy – Current Approach	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	0	Unlikely to have direct impact.	
	Human Health	0	Unlikely to have direct impact.	
	Cultural Heritage	0	Unlikely to have direct impact.	

	Material Assets	0	Unlikely to have direct impact.	
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Issue	Topic	Score	Comments	Mitigation
12. Houses in Multiple Occupation (HMOs) – Preferred Option				
A new policy would seek a certain standard of design and amenity for proposed development/ Change of Use to HMO use. Safeguarding for existing communities to protect neighbours from any significant adverse impact of HMO overprovision would be a priority.				
Introduce New Policy – Preferred Option	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	+	HMOs may lead to localised impacts on housing stock	
	Human Health	+	Ensures good quality housing and accommodation which can make an enormous difference to quality of life. Existing communities/ neighbours would be supported too.	
	Cultural Heritage	0	Unlikely to have direct impact.	
	Material Assets	0	Unlikely to have direct impact.	
Houses in Multiple Occupation (HMOs) - Alternative Option				
Restrict HMOs to specific areas. Set a specific threshold within walking distance radius of higher education facilities.				
Introduce New Policy	Population	-	Restricting where HMOs can be located may result in people leaving the area as HMO location could be undesirable/ inadequate/ unaffordable.	

	Human Health	-	Restricting where HMOs can be located may result in negative cumulative impacts on an area; for example, waste and building standards. It may also adversely impact amenity of existing communities/ neighbours.	
	All other indicators	0	Unlikely to have direct impact, as outlined in the Preferred Option.	
Houses in Multiple Occupation (HMOs) – Current Policy Approach				
Existing Policies and Supplementary Guidance/ Technical Advice Notes. Consider planning applications as they arise, using other relevant policies in the adopted Plan.				
No dedicated Policy – Current Approach	Biodiversity	0	Unlikely to have direct impact.	
	Air	0	Unlikely to have direct impact.	
	Climatic Factors	0	Unlikely to have direct impact.	
	Soil	0	Unlikely to have direct impact.	
	Water	0	Unlikely to have direct impact.	
	Landscape	0	Unlikely to have direct impact.	
	Population	0	Unlikely to have direct impact.	
	Human Health	0	Unlikely to have direct impact.	
	Cultural Heritage	0	Unlikely to have direct impact.	
	Material Assets	0	Unlikely to have direct impact.	

Appendix 9 Strategic Environmental Assessment: Policies

Policies

NC1 Town Centre First, City Centre and the Network of Centres
 NCX* City Centre Living
 NCX A 24 Hour City
 NCX Visitor Attractions and Facilities
 NCX Public Art Contribution
 D2 Amenity
 DX Advertisements and Signage
 DX Shopfronts
 DX Windows and Doors
 NE2 Green & Blue Infrastructure
 NE3 Protecting Our Natural Assets
 NE4 Water Environment
 TX Parking
 BX The West End

* X means the policy number will be determined at a later stage

The following key was used for the assessment

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

Policy	Topic	Score	Comments	Mitigation
NC1: Town Centre First, City Centre and the network of centres				
Policy encourages high footfall generating uses to be located in the City Centre or a designated centre, according to the sequential approach. Policy supports residential uses in the city centre.				
	Biodiversity	+	<p>Development will have some indirect positive impacts by encouraging significant footfall-generating uses to be located within the city centre or a designated centre. Policy protects habitats and greenfield sites outwith the CC, a designated centre or on the edge of the city from development.</p> <p>Unlikely to impact on the conservation objectives of the River Dee because development will be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.</p>	
	Air	--	<p>Policy likely to increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues. Likely to impact on City Centre AQMA.</p> <p>However in general by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport and sustainable and active travel.</p>	LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A Sustainable Urban Mobility Plan will also be produced for the city centre. Air Quality policy ensures new development will not negatively effect AQMAs.
	Climatic Factors	++	Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases due to accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised short-term flooding, such as the Denburn area	Positive impact on climate will be enhanced by the creation of the SUMP which will make it easier to move around the City Centre efficiently, making it more attractive
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely	LDP will include policies on waste that promote a zero waste plan.

			effect on waste relates to the Councils Waste Strategy and the positive inroads this is making with in terms of reduce, reuse and recycle.	
Water	--		New development in the City Centre and relevant designated centre is likely to increase demand for water abstraction. As City Centre development are expected to be high footfall generating and there is an aim in the city centre masterplan to increase the number of residents in the city centre by 3,000 these may be significant. Unlikely to impact on run-off, water borne pollution or watercourses.	LDP will include policies on water efficiency.
Landscape	+		Policy will have a positive effect in reducing urban sprawl by encouraging high footfall generating developments to locate in the City Centre and relevant designated centre. Impact on landscape setting dependent on design and scale of proposed developments	
Population	++		Policy will help to attract a large number of people of all diversities and ages into the City Centre and other designated centres, providing retail, leisure, employment, cultural and residential opportunities for all in a highly accessible location	
Human Health	-		May be some negative impact on human health through adverse effect on air quality in the City Centre. Unlikely to provide open space or sporting facilities	
Cultural Heritage	+		Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. In general, is likely to enhance cultural heritage and encourage the reuse of historic buildings.	
Material Assets	++		New development will result in a significant positive effect on material assets, very likely to provide new and improved residential, employment and community facilities. Other positive impacts on material assets will be dependent on the design.	
NCX: City Centre Living				
Policy outlines criteria for City Centre Living to ensure suitable residential amenity can be achieved.				

Biodiversity	0	Policy will not have any effect on biodiversity.	
Air	0	Policy will not have any effect on air.	
Climatic Factors	0	Policy will not have any effect on climatic factors.	
Soil	0	Policy will not have any effect on soil.	
Water	0	Policy will not have any effect on water.	
Landscape	0	Policy will not have any effect on landscape.	
Population	0	Policy will not have any effect on population.	
Human Health	+	Policy will have a positive impact on human health as it ensures suitable residential amenity can be achieved or maintained.	
Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
Material Assets	0	Policy will not have any effect on material assets.	

NCX: A 24 Hour City
 Policy sets criteria for development, including extension to, evening and night time economy activities.

Biodiversity	0	Policy will not have any effect on biodiversity.	
Air	0	Policy will not have any effect on air.	
Climatic Factors	0	Policy will not have any effect on climatic factors.	
Soil	0	Policy will not have any effect on soil.	
Water	0	Policy will not have any effect on water.	
Landscape	0	Policy will not have any effect on landscape.	

	Population	+	Policy will have a positive impact on population due to diversifying the mix of activities located within the city centre in the evening and night, improving inclusive access and safety. Extending the opening hours of day time activities may have a negative impact on city centre residents, however the policy also states suitable residential amenity needs to be achieved or maintained.	
	Human Health	+	Policy will have a positive impact on human health by ensuring residential amenity can be achieved or maintained.	
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
	Material Assets	+	Policy will have a positive impact on material assets as it promotes a safe and inclusive environment for all, with a welcoming public realm.	
NCX: Visitor Attractions and Facilities				
Policy supports proposal for new or expanded visitor attractions and cultural activities. As these will be high footfall generating developments, it is expected this will be located in the city centre.				
	Biodiversity	+	<p>Policy will have some indirect positive impacts by encouraging significant footfall-generating uses to be located within the city centre. Policy protects habitats and greenfield sites outwith the City Centre, or on the edge of the city from development.</p> <p>Unlikely to impact on the conservation objectives of the River Dee because development will be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.</p>	
	Air	-	Policy may increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues. Likely to impact on City Centre AQMA. Travel to these attractions and facilities can be achieved by active travel and public transport, thereby reducing car trips.	LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A Sustainable Urban Mobility Plan will also be produced for the city centre. Air Quality policy

				ensures new development will not negatively effect AQMAs.
Climatic Factors	+	Policy encourages development in the city centre. This will help to reduce congestion and emission of greenhouse gases due to accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised short-term flooding, such as the Denburn area		Positive impact on climate will be enhanced by the creation of the SUMP which will make it easier to move around the City Centre efficiently, making it more attractive
Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion.		LDP will include policies on waste that promote a zero waste plan.
Water	-	New and /or expanded development in the City Centre is likely to increase demand for water abstraction. Unlikely to impact on run-off, water borne pollution or watercourses.		LDP will include policies on water efficiency.
Landscape	+	Policy will have a positive effect in reducing urban sprawl by encouraging visitor attraction and facilities to be locate in the City Centre. Impact on landscape setting dependent on design and scale of proposed developments		
Population	+	Policy will help to attract people of all diversities and ages into the City Centre, providing visitor attraction and facilities for all in a highly accessible location.		
Human Health	+	Policy will have a positive impact on human health. People who participate in culture or attend cultural places or events are more likely to report good health and life satisfaction that those who do not.		
Cultural Heritage	+	Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. In general, is likely to enhance cultural heritage and encourage the reuse of historic buildings.		
Material Assets	+	Development will result in a positive effect on material assets. Other positive impacts on material assets will be dependent on the design.		

NCX: Public Art Contribution
 Policy expects a public art contribution of at least 1% of construction costs to be paid where developments construction costs are over £1 million

	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	0	Policy will not have any effect on climatic factors.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	0	Policy will not have any effect on population.	
	Human Health	+	Policy will have a positive impact on human health. People who participate in culture or attend cultural places or events are more likely to report good health and life satisfaction than those who do not.	
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
	Material Assets	+	Development will result in a positive effect on material assets. Public art can add to the visual interest and quality of Aberdeen's environment.	

Policy	Topic	Score	Comments	Mitigation
D2: Amenity				
All development must ensure the provision of adequate levels of amenity and will avoid adverse impacts on the amenity of neighbouring property.				
	Biodiversity	0	Unlikely to result in any significant impact on biodiversity.	N/A
	Air	0	Unlikely to result in any significant impact on air.	N/A
	Climatic Factors	0	Unlikely to result in any significant impact on climatic factors.	N/A
	Soil	0	Unlikely to result in any significant impact on soil.	N/A
	Water	0	Unlikely to result in any significant impact on water.	N/A
	Landscape	0	Unlikely to result in any significant impact on landscape.	N/A
	Population	+	The policy seeks to ensure that new living environments (internal space standards and external amenity space) are adequate and fit for purpose; that residential amenity is suitable for existing and future occupiers. It is expected that the above will have a positive impact on the population.	
	Human Health	++	The spaces in which people live can affect their quality of life. Research suggests that overcrowding and cramped conditions can lead to depression, the breakdown of relationships and physical symptoms such as asthma. Good housing can make an enormous difference to our quality of life and space standards have a vital role to play. Ensuring adequate space standards in new housing will have a significant positive impact on human health.	
	Cultural Heritage	0	Unlikely to result in any significant impact on cultural heritage.	N/A
	Material Assets	0	Unlikely to result in any significant impact on material assets.	N/A
DX: Advertisements and Signage				
Policy principle is to ensure a high-quality design, sensitive siting and scale, proportion, material, colour and method of fixing compatible with and complementary to the characteristics of the host building/structure and the surrounding area.				
	Biodiversity	0	Unlikely to result in any significant impact on biodiversity.	N/A

	Air	0	Unlikely to result in any significant impact on air.	N/A
	Climatic Factors	0	Unlikely to result in any significant impact on climatic factors.	N/A
	Soil	0	Unlikely to result in any significant impact on soil.	N/A
	Water	0	Unlikely to result in any significant impact on water.	N/A
	Landscape	0	Unlikely to result in any significant impact on landscape.	N/A
	Population	+	Unlikely to result in any significant impact on population.	N/A
	Human Health	+	Well-designed developments are likely to have a long-term positive effect on health and wellbeing, by contribution to the creation of environments that are safe, welcoming and pleasant.	
	Cultural Heritage	++	Long term positive impact on cultural heritage as the policy require that developments are in keeping with the character and appearance and setting of all buildings, sites and contexts.	
	Material Assets	0	Unlikely to result in any significant impact on material assets.	N/A
DX: Shopfronts				
Policy principle is to retain historic shopfronts and repair. Replacement is permitted in certain circumstances.				
	Biodiversity	0	Unlikely to result in any significant impact on biodiversity.	
	Air	0	Unlikely to result in any significant impact on air.	
	Climatic Factors	0	Unlikely to result in any significant impact on climatic factor. Repairing existing material my lead to better thermal efficiency, while also allowing the breathability that historic buildings require. Repairing existing assets ensure embodied energy is retained.	
	Soil	0	Unlikely to result in any significant impact on soil.	
	Water	0	Unlikely to result in any significant impact on water.	
	Landscape	0	Unlikely to result in any significant impact on landscape.	

	Population	0	Unlikely to result in any significant impact on population.	
	Human Health	0	Unlikely to result in any significant impact on human health.	
	Cultural Heritage	++	There will be a long term significant positive effect on cultural heritage. Policy promotes the repair over replace principle, thereby retaining historic fabric, detailing and craftsmanship. Where replacement is appropriate, criteria is given.	
	Material Assets	+	There will be a positive impact on material assets as appropriate materials will be required to be used in the repair and, when required, the replacement.	
DX: Windows and Doors				
Policy relates to listed building and public elevations of un-listed buildings within conservation areas. Policy principle is to retain historic fabric and repair. Replacement is permitted in certain circumstances.				
	Biodiversity	0	Unlikely to result in any significant impact on biodiversity.	
	Air	0	Unlikely to result in any significant impact on air.	
	Climatic Factors	0	Unlikely to result in any significant impact on climatic factor. Repairing existing material may lead to better thermal efficiency, while also allowing the breathability that historic buildings require. Repairing existing assets ensure embodied energy is retained.	
	Soil	0	Unlikely to result in any significant impact on soil.	
	Water	0	Unlikely to result in any significant impact on water.	
	Landscape	0	Unlikely to result in any significant impact on landscape.	
	Population	0	Unlikely to result in any significant impact on population.	
	Human Health	0	Unlikely to result in any significant impact on human health.	
	Cultural Heritage	++	There will be a long term significant positive effect on cultural heritage. Policy promotes the repair over replace principle, thereby retaining historic	

			fabric, detailing and craftsmanship. Where replacement is appropriate, criteria is given.	
	Material Assets	+	There will be a positive impact on material assets as appropriate materials will be used in the repair and, when required, the replacement.	

Policy	Topic	Score	Comments	Mitigation
NE2: Green & Blue Infrastructure				
Policy encourages protection and where possible the enhancement of the green space network, urban green space, open space and paths.				
	Biodiversity	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on biodiversity.	
	Air	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on air quality.	
	Climatic Factors	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on climate.	
	Soil	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on soils.	
	Water	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on water.	
	Landscape	+	Policy will have no direct impact.	
	Population	0	Policy will have no direct impact.	
	Human Health	+	Policy facilitates the delivery of Residential Care Facilities; the delivery of which seeks to improve quality of life for those who require care.	
	Cultural Heritage	0	Policy will have no direct impact.	
	Material Assets	0	Policy will have no direct impact.	
NE3: Protecting Our Natural Assets				
Policy encourages protection of trees and woodlands and Aberdeen's natural heritage.				

	Biodiversity	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on biodiversity.	
	Air	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on air quality.	
	Climatic Factors	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on climate.	
	Soil	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on soils.	
	Water	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on water.	
	Landscape	+	Policy will have no direct impact.	
	Population	0	Policy will have no direct impact.	
	Human Health	+	Policy facilitates the delivery of Residential Care Facilities; the delivery of which seeks to improve quality of life for those who require care.	
	Cultural Heritage	0	Policy will have no direct impact.	
	Material Assets	0	Policy will have no direct impact.	
NE4: Water Environment				
Policy looks at management and reducing flood risk, as well as Coastal planning,				
	Biodiversity	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on biodiversity.	

Air	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on air quality.	
Climatic Factors	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on climate.	
Soil	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on soils.	
Water	+	Benefits of improved Green & Blue infrastructure may have positive indirect impacts on water.	
Landscape	+	Policy will have no direct impact.	
Population	0	Policy will have no direct impact.	
Human Health	+	Policy facilitates the delivery of Residential Care Facilities; the delivery of which seeks to improve quality of life for those who require care.	
Cultural Heritage	0	Policy will have no direct impact.	
Material Assets	0	Policy will have no direct impact.	

Policy	Topic	Score	Comments	Mitigation
TX: Parking				
Policy outlines standards for city centre, inner city and out of town parking. It encourages cycle parking and alternative fuel vehicle infrastructure.				
	Biodiversity	0	Policy will have no effect on biodiversity.	
	Air	++	Policy encourages zero parking in the city centre and low car parking in inner city areas, cycle parking for all developments. This will have a long term positive impact on air quality.	
	Climatic Factors	++	Policy actively encourages zero parking in the city centre, cycle parking and electrical vehicle charging infrastructure. It supports sustainable modes of transport which will minimise congestion and the emission of polluting greenhouse gases.	
	Soil	0	Policy will have no effect on soil.	
	Water	0	Policy will have no effect on water.	
	Landscape	+	Policy aims to reduce parking in the city centre and inner-city areas, which should help to minimise the need for private car transport and associated large-scale transport improvements which are likely to intrude into the landscape or sever open spaces.	
	Population	++	Encouraging zero parking in the city centre and low car parking in the inner-city will help to reduce congestion and traffic levels in these areas. Promoting cycle parking within developments will encourage the public to cycle. Enhances social inclusion by promoting electric vehicle charging infrastructure throughout the city.	
	Human Health	++	Encouraging cycle parking and zero parking will help to facilitate physical activity and help improve air quality.	
	Cultural Heritage	0	Policy will have no effect on cultural heritage.	

	Material Assets	++	Ensures that electric vehicle charging infrastructure is available throughout the city.	
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Policy	Topic	Score	Comments	Mitigation
BX: The West End				
Policy encourages mixed uses within the West End Area with emphasis on protection of the conservation area.				
	Biodiversity	0	Policy will have no effect on biodiversity.	
	Air	0	Policy actively encourages mixed use development, which will increase the number of people in the area. This may have a negative impact on carbon footprint and air quality as more people may use their private car. However, the west end is located in close proximity to the city centre and is served by public transport therefore this will have a positive impact on air.	
	Climatic Factors	0	Policy will have no effect on climate.	
	Soil	0	Policy will have no effect on soil.	
	Water	0	Policy will have no effect on water.	
	Landscape	++	Policy will encourage the use of buildings, some of which are presently vacant.	
	Population	++	There will be a long term positive impact as the policy actively encourages mixed use proposals that will introduce jobs and housing and bring amenities to the area. The new uses will bring vitality to the area.	
	Human Health	++	There will be a long term positive impact as the policy supports residential uses in the area which will meet local housing needs. There is likely to be a positive impact through the continual use of/conserving existing historic buildings within a conservation area. Policy will bring vitality to the area and may also improve mental health and wellbeing.	
	Cultural Heritage	+	Positive impact on cultural heritage as area is within a conservation area and the policy supports reuse of existing traditional buildings. Possibility of some negative impact to some listed buildings when it comes to design.	

	Material Assets	++	Policy actively encourages a mix of uses which will bring vacant buildings back into use; it will bring new businesses and re-introduce residential uses into the area.	
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Policy	Topic	Score	Comments	Mitigation
H8: Residential Care Facilities				
	Biodiversity	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Air	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Climatic Factors	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Soil	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Water	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Landscape	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Population	+	Policy facilitates the delivery of Residential Care Facilities; this may lead to changes in the general housing market and wider population.	
	Human Health	+	Policy facilitates the delivery of Residential Care Facilities; the delivery of which seeks to improve quality of life for those who require care.	
	Cultural Heritage	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Material Assets	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
H9: Student Accommodation				
	Biodiversity	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Air	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	

	Climatic Factors	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Soil	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Water	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Landscape	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Population	+	Policy manages proposals for Student Accommodation; this may lead to changes in the general housing market and wider population.	
	Human Health	+	Policy manages proposals for Student Accommodation; it will seek to deliver high-quality development that sustains a good quality of life.	
	Cultural Heritage	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Material Assets	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
H10: Houses in Multiple Occupation				
	Biodiversity	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Air	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Climatic Factors	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Soil	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Water	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Landscape	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	

	Population	+	Policy manages proposals for Houses in Multiple Occupation; this may lead to changes in the general housing market and wider population.	
	Human Health	+	Policy manages proposals for Houses in Multiple Occupation; it will seek to manage development to ensure a high quality of life.	
	Cultural Heritage	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	
	Material Assets	0	Policy will have no direct impact. Policy does not seek to create development opportunities but manage new development proposals.	

Appendix 10 Cumulative, Synergistic and Secondary Environmental Effects

Explanation of Key Terms

Time Crowding	Frequent, repetitive and simultaneous impacts on an environmental resource
Time lag	Long delays between cause and effect
Space crowding	High spatial density of impacts on an environmental system
Cross-boundary effects	Impacts occur some distance away from the source, and effects may be felt in other local authority areas
Synergistic effects	Effects resulting from multiple sources or impacts which, when combined, may be different in nature from the impacts of the individual sources
Indirect, secondary or induced effects	Secondary impacts resulting from a primary activity
Nibbling	Incremental, or gradually increasing, effects as a result of individual developments

MIR Topics	Greenfield Dev't	Brownfield Dev't	Harbour Expansion	Retail / Commercial	Infrastructure	Dev't Policies	Protective Policies	Cumulative Effects	Comment
Air	--	--	--	-	++	-/+	+	-/+	<p>There are areas in the City which are Air Quality Management Areas (AQMA), so the number of houses proposed on greenfield and brownfield land is likely to create air quality hotspots or further reduce air quality in existing management areas. This would be caused by the time-crowding effects of the increased vehicular movements created by development. Proposed transport improvements contained in the infrastructure topic the Local Transport Strategy and the Policies that seek to promote sustainable and active travel will help to reduce congestion in the City and mitigate some of this impact. The greenfield and brownfield development will combine with development of a new harbour and new retail developments to increase traffic in the City. Depending on the timing of the developments, there is the possibility that dust nuisance will be generated by several developments or demolition works on brownfield sites leading to elevated levels of particulate matter in localised areas. The same issue will arise from policies promoting renewable energy and district heating, including biomass facilities. The effects will result in space-crowding effects on air. There is likely to be cross-boundary effects with development in Aberdeenshire that has already been identified in the Aberdeenshire Local Development Plan, as the City is a destination for traffic generated by development in the surrounding areas of Aberdeenshire, particularly the Housing Market Area, as people travel to work in Aberdeen and also for shopping and leisure activities. Although the Nitrous Oxide levels continue to exceed national objectives, these instances are limited to AQMA in Aberdeen City and are not likely to be so significant as to cause acid rain. Again, it is not considered that there will be significant indirect air pollution issues for the City arising from the deposition of air pollutants on other indicators (for example water). If the proposed transport improvements do not go ahead, small additional traffic pressures will act cumulatively in the long-term to increase overall emissions of air pollutants through gradually increasing nibbling effects.</p> <p>The different objectives of the plan are likely to create mixed effects on air. On the one hand, the greenfield and brownfield topics are likely to have negative implications for air. However, sustainable development and mixed development objectives, on the other hand, are likely to have positive benefits for this indicator in the long-run. Policies and proposals focused on sustainability do not necessarily have a neutralising effect since some aspects of that provision (such as the development of biomass energy facilities) have air quality issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options are likely to have negative effects on air in the City, which is compounded by cross boundary development in Aberdeenshire. Sustainable economic growth/climate change, sustainable mixed development, quality of the environment and access options that are to be achieved through the policies have mixed effects because of the positive effects in measures such as sustainable development and renewables as well as negative effects from indirect long-term traffic build up and biomass.</p>

Water	:	:	:	0	0	+	+	:	<p>In the future, an increase in water abstraction is likely because of the water demands of the number of houses proposed through the greenfield and brownfield topics. If agreements are not reached with SNH, SEPA and Scottish Water on future solutions, the Local Development Plan is likely to create incremental burden on water resources, through space-crowding effects. If water technologies and new ways of harvesting water are not resolved, it is likely that the requirement for water abstraction will lead to adverse effects on River Dee as well as protected species through longer-term time lag effects. The developments in Aberdeen City will have a cross-boundary effect with developments in Aberdeenshire where development is also within the same river catchment, and vice versa. Water resources could be over-exploited by the combination of developments and synergistic effects of multiple developments on water resources are likely. The policies proposed on water use efficiency in the protective policies will reduce water consumption and the cumulative impact would be more significant without this mitigation measure. The vision for the Local Development Plan is to promote sustainable economic growth while addressing climate change issues, therefore unsustainable planning will not be allowed to affect our water environment causing secondary, induced or indirect effects on this indicator. The implementation of the Local Development Plan will not permit incremental adverse effects on the water environment to be permitted without appropriate mitigation measures.</p> <p>The scale of development in the greenfield and brownfield topics combined is so large that the Local Development Plan is likely to have long-term implications for water abstraction, water pollution, run-off, localised flooding and morphology. Although the Local Development Plan promotes water efficiency technologies, through the protection policies, these may not be sufficient to compensate for the volume and quality of water resources needed to support the allocations. There will be a synergistic effect of the overall housing and employment allocations, economic growth and population options that are likely to have more significant effects on water than individually.</p>
Soil	:	:	+/-	0	0	?	+	:	<p>Future development on greenfield and brownfield land is likely to result in soil compaction, loss, sealing and erosion; some of these effects are likely to be short-term in nature. Peat soil is rare in Aberdeen and no sites identified in the assessments are located on known peatland. There is potential through the development policies to allow wind turbine developments in the Green Belt, which may be located on peatland, and there may be secondary effects on climate if development takes place which disturbs peat soil through the release of greenhouse gases. Secondary impacts are also possible from the large scale infrastructure needed to accommodate the development on greenfield sites, which is likely to compound soil sealing effects. It is unlikely that there will be any cross-boundary effects on soil. Sealing and compaction of soil on greenfield sites could lead to secondary impacts on water as a result of increased surface runoff affecting the aquatic ecosystems and causing and increased risk of flooding. It may also lead to excessive sediment loadings that could result in pollution. Incremental sealing, erosion, compaction through continuous development activities in the next 25 years could cause nibbling effects unless safeguards are place. From our assessment, the scale of development envisaged is so large that the Local Development Plan is likely to have a long-term implication for soil in terms soil loss, soil sealing, soil structural degradation and compaction and perhaps potential for contamination if more industrial developments take place. Overall, the development options on greenfield and brownfield land are likely to have significant adverse effects on soil.</p>

Biodiversity	- / +	- / +	- -	0	0	- - / + + +	+	+ / - -	<p>The land identified for development in the existing opportunity sites and preferred options covers a significant area. This is likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects and space-crowding effects, since the developments are phased to continue over the whole of the Plan period. The sites identified, both greenfield and brownfield, are generally those with the lowest biodiversity value, although the Strategic Development Plan has set targets which we are required to meet and there are individual sites where negative impacts on biodiversity have been identified. There is potential that development could enhance the biodiversity value of some areas through future improvements although these will be subject to a time lag effect. Large scale developments taking place on land which was otherwise undeveloped could have secondary effects on biodiversity as there will be increased recreational pressure from people in the surrounding area and may thereby cause disturbance to protected species or valuable habitats. This is a space- crowding effect. Most of the impacts resulting from the greenfield and brownfield developments will be local impacts, but in combination with other developments in Aberdeen and Aberdeenshire will have a more significant impact for the region. Within the policies there is an allowance for wind turbines in the Green Belt and there is the possibility for these to have cross-boundary effects on habitats and species in Aberdeenshire. While adverse synergistic effects of developments on biodiversity are likely, the combined effects of improving biodiversity through urban landscape, structure planting and improving the biodiversity of poor quality land and habitats can have positive synergistic effects. While increased recreational activity will arise from tourism promotion, development of houses in the natural environment will indirectly increase the prospects of recreational activity likely to cause disturbance to protected species if safeguards are not in place.</p> <p>The scale of development envisaged is so large that the Local Development Plan is likely to have long-term implications for biodiversity in terms of land take, habitat fragmentation, disturbance to species through increased recreational use and habitat loss. In particular sites OP31, OP33, OP59 and OP51 may have a more significant effect as there is a LNCS designation within or very close to the site. There is, however, the possibility that species-and-habitat-poor land (such as agricultural land) can be enhanced through development which makes it possible to have some positive effects. The scoring reflects this reasoning.</p>
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Climatic Factors	- -/+	- -/+	- /+	- /+	+	++ / - -	++	- - ++ / - -	<p>Aberdeen has high energy consumption associated with domestic fuels and has the largest carbon footprint per person in Scotland. The housing numbers proposed in the Local Development Plan are likely to have secondary impacts on climate as a result of increased energy use associated with new housing and business development. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield. Peat soil is rare in Aberdeen and no sites identified in the assessments are located on known peatland. There is potential through policy to allow wind turbine developments in the Green Belt, which may be located on peatland. There may be secondary effects on climate if development takes place on peat soil through the release of greenhouse gases</p> <p>If in the longer term, improvement of transport facilities encourages more vehicles on the roads, this will lead to future consumption of more fossil fuels and thereby adversely affecting climate subject to a time lag. It will be important to take steps to 'lock in' the benefits of road improvements by ensuring that sustainable modes of transport are increased concurrently. Similarly, there is a time lag between development on peat soils and the change in climate. High density, mixed-use developments can reduce the need to travel long distances, although if people's travel habits remain unchanged fuel consumption through travel will increase with further development. Thus in terms of space crowding, the effects are likely to be mixed.</p> <p>The effects of climate change transcend regional and national boundaries and for this matter cross-boundary effects are possible. The likely effect of development will be to increase emissions, and there will be impacts on Aberdeen as a result of global climate change. There may be positive synergistic effects as a result of the policies as they seek to increase the efficiency of the existing housing stock, efficiency standards for new housing and create mixed communities that reduce the need to travel. On the other hand, planning cannot guarantee behavioural changes and an increased population and housing stock is likely to increase energy consumption through increased travel and increased demand for domestic energy use. The combined effects of energy use in new houses and the existing housing stock (no matter how efficient they are) can accumulate to significant impacts on climate. The combined effects of housing development in all these areas can be nibbling in effect.</p> <p>With a changing climate there is the potential for wetter winters, drier summers and more severe weather conditions. This may increase the probability and extent of flooding and increase the possibility of drought. Development close to areas at risk from flooding, specifically OP9, OP41, OP31, OP32, OP36, OP51, OP25, will be more vulnerable to future climate change. These sites may also have secondary impacts on other areas if the conveyancing capacity of the flood plain are altered, or if they prevent future flood prevention measures from being implemented effectively.</p> <p>The different objectives of the plan are likely to create mixed effects on climate. On the one hand, the housing and employment land developments as well as accessibility options are likely to have negative implications for climate.. However, sustainable development and mixed development objectives are likely to have positive benefits for this indicator in the long-run. Policies and proposals focused on sustainability do not necessarily have a neutralising effect on climate change issues, since some aspects of that provision (such as biomass) have climate issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options in the LDP are likely to have negative effects on climate, which are likely to be compounded by development taking place in Aberdeenshire.</p>

	Cultural Heritage	Landscape	Material Assets
	-	-/+	++
	-	-/+	++
	-	-	++
	-	0	++
	0	-	+
	-/+	-/+	++
	+	+	0
	-	-/+	±
	Historic buildings and conservation areas are more likely to be concentrated in the existing built environment and some of the brownfield sites involve the reuse of listed buildings and are located within conservation areas. The impact in these cases is mixed and is highly dependent on the design. A good design could have a positive effect, but a badly designed development or inappropriate demolition could result in a negative impact. It is not considered that the cumulative impact of these sites is any more significant. The protective policies ensure that listed buildings and conservation areas are protected and the cumulative impact of the Plan is likely to be more positive than without. Allocations avoid areas of archaeological importance, but there may be unrecorded evidence that would require further investigation. In the case that there are features present, multiple developments may have a negative synergistic impact.	The allocations on greenfield land, Aberdeen Harbour and the Solar Farm will change the landscape setting of Aberdeen. However on the whole, the sites which have been selected as preferred options are the most inconspicuous in the landscape and minimise the impact on important views. Cumulatively there will be space crowding effects on the landscape as development will change land form, land use and land cover, water; forests, woodlands and trees; agriculture; relationship between land form and land use; buildings and structures in the landscape; urban landscape/settlement pattern; linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness, historical and/or cultural associations. To mitigate this impact new forms of screening land cover could be created through the developments that can help to minimise the impact on the landscape – this would be achieved in combination with the policies. Because of these potential improvements to the landscape, the effects in terms of time-crowding are mixed. The phasing of the developments over the next 25 years is likely to be cumulative in terms of a time lag for how the landscape is shaped in the future. The reasons given for time lag effects are still relevant to space crowding effects. But also, large scale infrastructure needed to accommodate the housing numbers is likely to affect land form, land use and land cover of the City. Developments close to the boundary with Aberdeenshire will have the potential to have cumulative cross-boundary effects with developments in Aberdeenshire. If safeguards are not in place effects of loss of landscape features will lead to potential adverse effects for Aberdeen City’s landscape in terms of synergistic effects. Continuous development activities in the next 25 years could cause nibbling effects unless safeguards are place.	The allocations to support the development of 13,598 homes, 60 hectares of employment land, a new harbour, a solar farm and increased retail provision in the City Centre is likely to result in the acquisition of new assets for a range of investors and also result in the improvement of existing infrastructure for the whole city. The development identified will support significant numbers of new housing, creation of new employment land, new infrastructure, local facilities and services to support an increase in population. There will be cumulative time and space crowding effects that will provide support for the population. The policies promote waste minimisation, recycling and composting and sites are identified to reduce the amount of waste that is landfilled. The cumulative effect of more recycling facilities and alternative facilities, for example energy from waste, will reduce waste to landfill and increase the reuse of waste creating secondary effect on soil and also climate. There may be, depending of the timing of development, cumulative space crowding effects on material assets in the short term before new assets can be provided.

Population	++	++	0	+	0	++	+	++	<p>The allocations to support the development of 13,598 homes, 60 hectares of employment land, a new harbour, a solar farm and increased retail provision in the City Centre is likely to meet the needs of many people and enhance their quality of life. The policies in the Plan seek to ensure that there is a mix of house size and tenure to support the future housing needs of the population and the positive impact is enhanced in combination. There will be positive cross boundary effects with development identified in the Aberdeenshire Local Development Plan. This will also have positive synergistic effects with the Local Housing Strategy in meeting housing need, i.e. meeting the needs of people that cannot afford market housing. It is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic and nibbling effects. The LDP is likely to have significant positive effects overall.</p>
Human health	-/+	-/+	-/+	0	0	+/-	+	-/+	<p>This in part is related to air quality issues. As already mentioned under air quality, there are air quality issues in parts of Aberdeen City. The effects of large scale housing and the use of biomass has been assessed to have cumulative effect through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. Since respiratory disease are related to the quality of the air, there is a potential for adverse or beneficial human health effects related to how air quality improves or deteriorates.</p> <p>The improved efficiency standards of new development will help to reduce fuel poverty and the cumulative impact of the developments will have a greater positive effect on the health and wellbeing of the people of Aberdeen City.</p> <p>There is the potential of some mixed effects arising from the Local Development Plan including exposure to high noise levels and transport-induced vibration.</p> <p>Existing areas of open space are protected and there will be requirements for new development to provide new or contribute towards existing open spaces. The greenfield developments are identified in areas that are not of a significant recreational value and will not have a negative effect on human health.</p> <p>Cumulatively the growth of the economy and new housing will create employment opportunities and assist in the regeneration of priority areas within Aberdeen, which will have a positive effect.</p> <p>The promotion and enhancement of green networks will encourage people to make use of the green networks through recreational activities, such as well as walking and cycling. This may have positive effects on health issues such as obesity, high blood pressure and other cardio-vascular diseases.</p>

[End]