

Aberdeen Local Development Plan Monitoring Statement

November 2018

Contents

| | |
|---|----|
| Introduction | 2 |
| Planning Review | 2 |
| Contextual Characteristics | 2 |
| • Spatial Characteristics of Aberdeen | 3 |
| • Population | 3 |
| • Aberdeen Economy | 3 |
| • Environment | 4 |
| • Deprivation | 4 |
| Impact of Policies and Land Allocations | 6 |
| • Housing | 6 |
| • Employment Land | 7 |
| • Environment | 8 |
| • Waste | 9 |
| • Schools | 10 |
| • Transport Network | 10 |
| Monitoring of Policies | 12 |
| • Placemaking and Design | 12 |
| • The Network of Centres | 13 |
| • Delivering Infrastructure, Transport and Accessibility | 14 |
| • Supporting Business and Industrial Development | 15 |
| • Meeting Housing and Community Needs | 16 |
| • Protecting and Enhancing the Natural Environment | 17 |
| • Using Resources Sustainably | 18 |
| • Communications Infrastructure | 19 |
| Public Views | 20 |
| • Consultation | 20 |
| • Responses | 20 |
| Conclusions | 23 |
| References | 25 |
| Appendix 1 – Potential Changes to Policies in the Aberdeen Local Development Plan 2017 and Potential New Policies | 27 |
| Appendix 2 – Potential Changes to Supplementary Guidance to the Aberdeen Local Development Plan 2017 and other Technical Advice Notes and Local Planning Advice | 34 |
| Appendix 3 – Use of Policies in Decisions, Appeals and Local Review Bodies | 42 |

Introduction

This Monitoring Statement has been produced in accordance with section 16(8) of the Town and Country Planning (Scotland) Act 1997, which requires the planning authority to publish a monitoring statement alongside the publication of any Main Issues Report. Circular 1/2009 Development Planning advises that monitoring statements should consider the changes in the principle physical, economic, social and environmental characteristics of the area and the impact of the policies and proposals of existing local development plans.

Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and objectives to determine what needs to be done. This Monitoring Statement helps to address the following questions about the current Aberdeen Local Development Plan (2017):

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are targets being achieved?

This monitoring statement will focus on the wider impact of the current Local Development Plan (LDP) since its adoption on 20 January 2017. It will establish how far the vision and objectives of the existing plan have been realised and will form one part of the evidence base for the next Aberdeen LDP. This evidence will inform the plan-making process, justify the plan's content, and provide a baseline for later monitoring. It is a background paper to the Main Issues Report, which marks the principal opportunity within the plan preparation process for stimulating debate with stakeholders and the wider public on the content of the revised plan.

Planning Review

In December 2017, the Scottish Government introduced the Planning (Scotland) Bill to the Scottish Parliament. The Bill sets out proposed reforms to the Scottish planning system with an overarching aim to strengthen and simplify the planning system to enable high quality development, support delivery of housing and infrastructure and actively encourage community involvement.

Potential reform of development plans and introduction of Local Plan Plans will change the way in which LDPs are prepared. However, given the likely timescales involved in preparing and enacting new legislation and subsequent regulations it is likely that the new LDP will be adopted under current legislative requirements. Nevertheless, it is anticipated that the next LDP will be prepared taking account of potential reforms where possible.

Contextual Characteristics

The vision for the current Local Development Plan is for Aberdeen to be a sustainable city at the heart of a vibrant and inclusive city region. This supports the Aberdeen City and Shire Strategic Development Plan (SDP) which sets out the vision for the area which is:

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

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

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

Spatial Characteristics of Aberdeen

Aberdeen is a city of international significance and, as the commercial hub; it drives the regional economy of the North East. Aberdeen is located on the North Sea coastline and, historically, has built up around the sea port and Old Aberdeen at the mouth of the River Don. Both the River Don valley and the River Dee valley split development in Aberdeen. The majority of development is contained between the two rivers, with a large area of development, Bridge of Don, to the north of the River Don, and areas of housing and employment to the south of the River Dee, including Kincorth, Torry and Tullos. There are a number of outlying suburbs within close proximity of Aberdeen based on the radial routes into Aberdeen, these include, Cove, Cults, Bielside, Milltimber, Peterculter, Kingswells and Dyce.

Aberdeen benefits from an international airport located in Dyce, and rail links to the south and north of the City. The main road connections are the A90/A92 south heading to Dundee, the A96 heading northwest towards Inverness, and the A90/A92 north heading to Peterhead. The Aberdeen Western Peripheral Route (AWPR), is nearing completion.

Population

Annual mid-year population estimates are produced by the National Records of Scotland (NRS). The latest annual mid-year population estimate (2017) for Aberdeen is 228,800, which represents a small decrease of 0.5% from 229,840 in 2016. Since 2012, Aberdeen’s population has increased by 1.7%.

Between 2016 and 2026, the population of Aberdeen is projected to increase by 3.2% to 237,169, which matches the projected percentage increase for Scotland as a whole over this period. The projected percentage change in working age is similar between Aberdeen and Scotland as a whole to 2026 at just over 3%. However, the projections for children under 16 is considerably higher in Aberdeen (6.7% compared to 1.7% increase). There is a projected percentage increase of 15.5% in population aged 75 and over to 2026, however this is lower than the comparative projected percentage increase in Scotland overall at 27.3%.

Aberdeen Economy

There are a number of different economy sectors of importance in the north east of Scotland. Historically, there has been a strong dependence on fishing and agriculture, and more recently on the energy sector. The energy sector in Aberdeen and the North East has made a huge contribution to the local economy over the past 40 years and has been a major influence in helping to maintain steady employment in the City during this time. Since 2014 there has been a downturn in oil and gas and between July 2017 through to June 2018, Aberdeen’s unemployment rate stood at 4.3% which is similar to the overall Scottish average at 4.1% (NOMIS, 2018). Despite change within the sector in recent years, the oil and gas

industry is still very much part of the indigenous local economy, which also comprises a strong service sector and which continues to support employment in the traditional industries.

Aberdeen City Council is aware of the need to diversify and expand the City's economic base to ensure continued prosperity for the citizens of Aberdeen and the wider Scottish economy. Established in 2015, economic development body Opportunity North East published a Regional Economic Strategy. This provides a long-term plan for the economic development of the North East to 2035 focusing on four key themes – innovation, internationalisation, infrastructure and inclusivity. Its vision is that:

“Aberdeen City and Aberdeenshire will be known globally as having a strategic advantage from oil and gas and related industries in the UK, Scotland and the region.

In the short-term, we will have maximized economic recovery and stimulated exploration activity in the UKCS, underpinned by world-class innovation and technology development and improvements to our infrastructure.

We will capitalize on our natural heritage and quality of life, and broaden our economic base by growing and developing our food and drink, agriculture and fishing, tourism, life sciences, business, financial and professional services, creative industries and new energy technologies.

So that in the longer term, we will have sustained and secured the well-being of the city, region and its people, delivering a more balanced and resilient economy and achieved inclusive economic growth that benefits all.” (Opportunity North East, 2015)

Agreed in 2016, the Aberdeen City Region Deal is an agreement between the UK Government, the Scottish Government, Aberdeen City Council, Aberdeenshire Council and Opportunity North East with committed public sector investment of up to £250m over the next 10 years for the Aberdeen City Region. The deal includes six key project areas – Oil & Gas Technology Centre, Agri-Food & Nutrition Hub for Innovation, Bio-Therapeutic Hub for Innovation, Digital Connectivity, Harbour Expansion and Strategic Transport Appraisal.

Significant progress has been made in delivering actions within both the Regional Economic Strategy and City Region Deal including the AWPR, new arena and events complex in Aberdeen, Aberdeen Harbour expansion and projects within the City Centre Masterplan.

Further, a comprehensive transformation of a number of passenger facilities at Aberdeen International Airport has now been completed, with further upgrades ongoing.

Environment

Preserving and enhancing the natural and built environment of Aberdeen has a key role to play in achieving sustainable development. Awareness of climate change and its potential associated threats to our environment and economy has increased over the last 10 years with the publication and passing of legislation, namely The Climate Change (Scotland) Act 2009. Mitigation and adaptation have come to the forefront of national planning policy and shaped the preparation of strategic and local development plans. The LDP commits to protecting the environment and playing its part in protecting the planet.

Deprivation

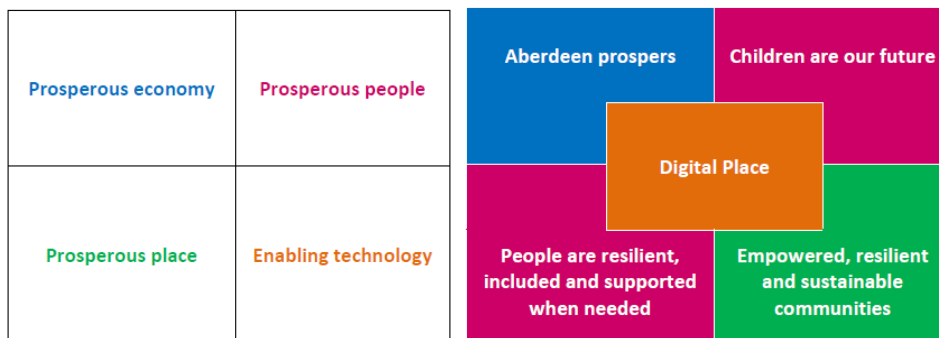
Deprivation exists where people lack a range of resources that are commonly available to other people in society. These resources include adequate housing, education, diet, clothing,

fuel, household facilities, and social conditions. Multiple deprivation is a composite of the different dimensions or domains of single deprivations.

The Scottish Index of Multiple Deprivation (SIMD) is the Scottish Government’s official tool for identifying small area concentrations of multiple deprivation. Several aspects of deprivation are analysed and the results are published at data zone level; there are 283 data zones in Aberdeen and 6,976 in Scotland overall. Therefore, Aberdeen’s neighbourhood’s have several data zones with multiple deprivation within their identified boundaries.

Although unemployment figures are in line with the Scottish average, unemployment rates have been rising due to changes in the oil and gas sector in recent years. Nevertheless, the SIMD (2016) showed that there are 9 ‘data zones’ in Aberdeen that are in the most deprived 0-15% category for all Scotland’s data zones – 13 fewer than in SIMD 2012. Although the city has only 9 data zones in the most deprived 15%, a further 13 data zones are in the most deprived 15-20% accounting for 7.9% (18,055 people) of the City’s total population. Most of these data zones are concentrated in the priority localities identified by Community Planning Aberdeen. These are Torry, Middlefield, Northfield, Seaton, Tillydrone, Woodside, Mastrick, Sheddocksley and George Street.

Community engagement is increasingly at the forefront of public policy. The Community Empowerment (Scotland) Act 2015 gave community bodies new rights and public sector authorities new duties. Through this legislation Aberdeen City Council have been working on plans and strategies to ensure effective engagement and partnership working with our diverse communities. Central to this, a Local Outcome Improvement Plan (LOIP) was published in 2016 and focuses on 4 key themes and 5 priority areas with a central vision for Aberdeen City to be “a place where all people can prosper”.



(Community Planning Aberdeen. Local Outcome Improvement Plan 2016-2026, 2017)

Impact of Policies and Land Allocations

The following section identifies the impacts that policies and allocations in the Aberdeen LDP are having on the social, environmental and economic objectives by which sustainability is defined. This section looks at the impact on the: provision of housing and affordable housing; provision of employment land; schools in Aberdeen; built and natural environment; and transport systems. The delivery of housing and employment land has been assessed against the defined targets in the Aberdeen City and Shire SDP where they exist.

Housing

Aberdeen City and Aberdeenshire Councils have, together, maintained a five-year supply of effective housing land in the Aberdeen Housing Market Area (Housing Land Audit 2018). Housing allowances for the next LDP will be informed by a new Aberdeen City and Shire SDP which is programmed for approval in 2020. The Proposed SDP 2018 indicates that limited additional allocations will be required over and above the allocations already made under the Housing Land Requirement of the SDP 2014.

All the scenarios from the 2017 Aberdeen City and Shire Housing Need and Demand Assessment (HNDA) identified a very high need for affordable housing, levels more than 25% and well in excess of recent trends of delivery. These figures are more than the planning system alone can deliver.

Figures on the delivery of affordable housing from new developments are monitored by the Council. Table 1 below identifies the numbers of affordable units that have been delivered since 2004 and the financial contributions from new developments through section 75 agreements that have been made. The contributions and the numbers of affordable units that have been delivered has increased, which shows that the policies and processes for developer contributions has been successful in delivering more affordable housing. Although the current waiting list has decreased on the 2013 figure of 8,000 to approximately 6,000 there remains a very high need for affordable housing.

Table 1: Delivery of Affordable Housing

| Year | Section 75 Payments Received (£) | S75 Completions (Units for Rent) | S75 Completions (Units Sold) | Non-S75 Delivery |
|---|----------------------------------|----------------------------------|------------------------------|------------------|
| 2004/05 | 136,000 | - | - | - |
| 2005/06 | 407,154 | 14 | - | 114 |
| 2006/07 | 384,160 | - | - | 30 |
| 2007/08 | 336,000 | 28 | - | 49 |
| 2008/09 | 317,088 | 28 | 13 | 18 |
| 2009/10 | 37,800 | - | 18 | 119 |
| 2010/11 | 147,500 | - | - | 175 |
| 2011/12 | 207,000 | 26 | 19 | 219 |
| 2012/13 | 619,183 | 16 | 42 | 99 |
| 2013/14 | 185,003 | 47 | 2 | 217 |
| 2014/15 | 481,250 | - | 6 | 16 |
| 2015/16 | 750,046 | 72 | 56 | 86 |
| 2016/17 | 1,154,469 | 66 | 9 | 42 |
| 2017/18 | 2,801,742 | 196 | 25 | 146 |
| <i>Source: Aberdeen City Council Housing Monitoring</i> | | | | |

Employment Land

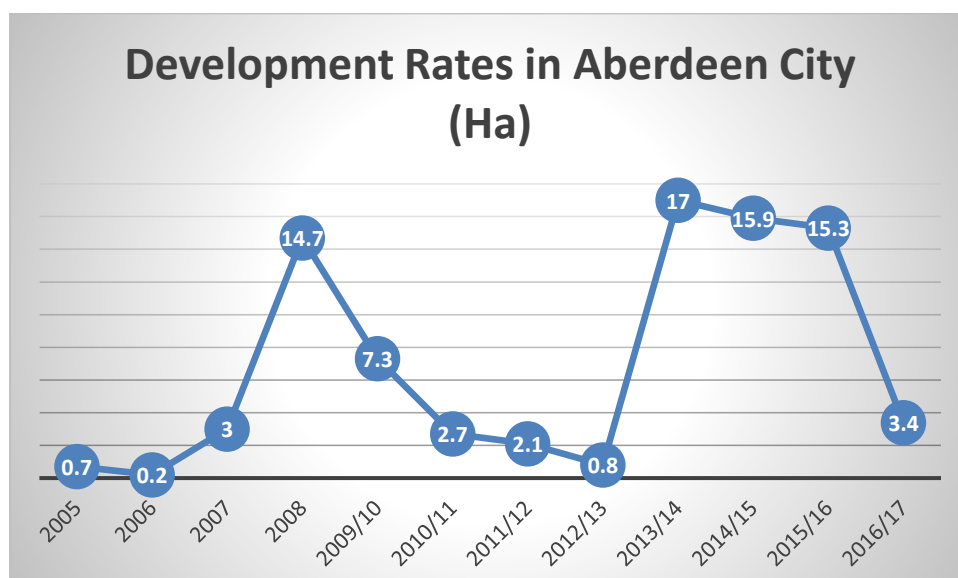
As a direct result of up to date development plans since 2008, the established land supply for Aberdeen City has increased significantly. The current Aberdeen LDP is meeting SDP requirements to provide a minimum of at least 60 hectares of marketable land available to businesses at all times within a range of places within Aberdeen City. The 2017 Employment Land Audit figures demonstrate that there is 223 hectares of marketable land available, with 52 hectares being immediately available land. The targets for the supply of marketable employment land continues to be significantly exceeded and overall employment land supply provision is generous.

Table 2: Summary of Employment Land Supply

| | Established Land Supply (Total land hectares) | Marketable (hectares) | Constrained (hectares) | Immediately available (hectares) |
|---------------|---|-----------------------|------------------------|----------------------------------|
| Aberdeen City | 286 | 223 | 64 | 52 |

Source: Aberdeen City and Shire Employment Land Audit 2017

Development rates in the period after adoption of the 2012 LDP dramatically increased with a completion rate of over 15ha per annum. New build completions were concentrated at Prime Four, Kingswells, Dyce Drive and Altens East & Doonies although brownfield development has also been completed in the city centre including Marischal Square. However, completion rates fell significantly in 2016/2017 to a rate of 3.4ha per annum and several completed sites in Aberdeen are yet to be occupied. Although now gradually increasing and stabilizing the sudden fall in the price of oil in late 2014 has considerably affected economic conditions within the oil and gas sector and the city. Speculative building has been limited due to the economic climate and there remains an oversupply of office space both within new build premises and in vacated secondary stock. The downturn in the oil price will undoubtedly have had an adverse effect on the rate of employment land take up. Future take up rates will be largely determined by market forces.



Aberdeen City and Shire Employment Land Audit (2017)

Environment

The environment of the north east is a significant asset and is recognised internationally for its value. Without successful policies and appropriate allocations development has the potential to have significant impacts on the built and natural environment of Aberdeen.

Sites and species are identified for protection at the international, national and local level, with many areas having more than one designation. The table below gives an overview of designations in Aberdeen. New development has the potential to put pressure on these designated sites.

Table 3: Environmental Designations

| | Designation | Numbers of Sites |
|---------------|--|------------------|
| International | Special Area of Conservation (SAC) | 1 (River Dee) |
| National | Site of Special Scientific Interest (SSSI) | 4 |
| Local | Local Nature Reserve (LNR) | 4 |
| | Local Nature Conservation Sites (LNCS) | 45 |

Source: Aberdeen City Council website

The table below identifies, for Aberdeen, the numbers of: listed buildings, listed buildings at risk, conservation areas and recognised archaeological sites. New developments are putting pressure on these designations. The design and layout of development has the potential to have significant impacts on the built and cultural environment. There has been no identified impact on these features resulting from the adoption of LDP.

Table 4: Built and Cultural Heritage Designations

| Designation | Number of Sites/records (2013) | Source |
|---------------------------------|--------------------------------|---|
| Listed Buildings | 1203 | Historic Environment Scotland – Listed Buildings |
| Listed Buildings at Risk | 28 | Historic Environment Scotland – Buildings at Risk Register for Scotland |
| Conservation Areas | 11 | Aberdeen City Council – Conservation Areas |
| Scheduled Monuments | 44 | Historic Environment Scotland – Scheduled Monuments |
| Gardens and Designed Landscapes | 1 | Historic Environment Scotland – Gardens and Designed Landscapes |

Waste

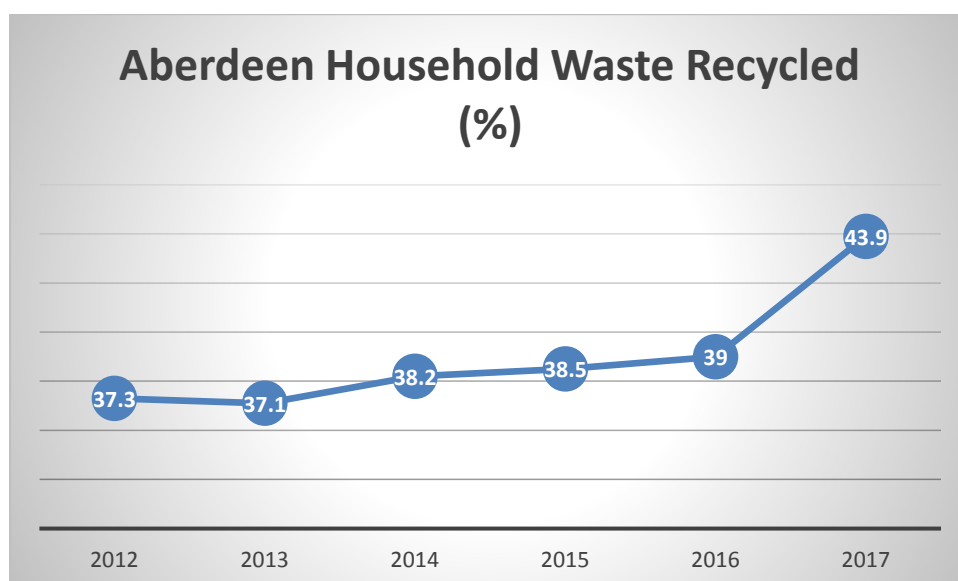
Managing waste through modern and effective regulation is essential to Scotland's success both now and for the future. In order to reduce waste production and to significantly increase the reuse, recycling and sustainable treatment of Scotland's waste, a modern and effective approach to its management is required.

Since the adoption of the current LDP, significant progress has been made in Aberdeen relating to waste management. A new materials recovery facility (MRF) became operational in 2017 alongside a refuse-derived fuel (RDF) plant at Altens East. The operational status of both facilities will not only reduce the environmental impact of the city but also allow the diversion of tonnes of waste which would have otherwise been landfilled. Planning permission has also been granted for the construction of an energy from waste plant which will serve Aberdeen, Aberdeenshire and Moray Councils and is due to be operational by 2022. Table 5 below summarises how household waste in Aberdeen is being dealt with. The figures show that there is an increase in the amount of waste being recycled and a reduction in the amount of waste that is being set to landfill. The significant increase in the amount of waste diverted from landfill in 2017 is a result of the RDF plant becoming operational.

Table 5: Aberdeen Household Waste Figures 2012-2017

| | Generated (tonnes) | Recycled (tonnes) | Recycled (%) | Diverted from landfill (tonnes) | Diverted from landfill (%) | Landfilled (tonnes) | Landfilled (%) |
|------|--------------------|-------------------|--------------|---------------------------------|----------------------------|---------------------|----------------|
| 2012 | 97,230 | 36,242 | 37.3 | 12 | 0.0 | 60,988 | 62.7 |
| 2013 | 94,117 | 34,956 | 37.1 | 109 | 0.1 | 59,051 | 62.7 |
| 2014 | 96,130 | 36,742 | 38.2 | 354 | 0.4 | 59,034 | 61.4 |
| 2015 | 95,241 | 36,679 | 38.5 | 407 | 0.4 | 58,155 | 61.1 |
| 2016 | 96,123 | 37,498 | 39.0 | 604 | 0.6 | 58,021 | 60.4 |
| 2017 | 87,787 | 38,568 | 43.9 | 17,594 | 20.0 | 31,624 | 36.0 |

Source: Scottish Environment Protection Agency - Household Waste Data (Internet)



Scottish Environment Protection Agency - Household Waste Data (Internet)

Schools

On the whole, the population in Aberdeen has not increased significantly since 2012, however projections do indicate that the children under 16 age group is expected to increase at a faster rate than the Scottish average. The 2017 based school roll forecasts show 17 primary schools and 5 secondary schools are projected to exceed the school capacity within the next four years.

The current LDP was informed by school estate reviews and a long-term plan established incorporating the significant housing allocations promoted through the LDP. Additional primary and secondary schools have been identified for provision where the scale of the allocation requires it. Where localized, or short lived, capacity constraints have been identified opportunities to rezone catchments, extend or replace schools have been considered.

Transport Network

A modern transport system is essential in order for the economy to function efficiently, and to help maintain businesses in Aberdeen. A good transport system is also necessary for communities in order that all sectors of society can access the services that they need at a reasonable cost. Promotion of alternative forms of transport such as electric or hydrogen vehicles, active travel and a people focussed city centre is important for not only the environment but the health and wellbeing of Aberdeens population.

The Nestrans Regional Transport Strategy (RTS) provides the strategic framework for development of the north east's transport network to 2035 and was approved by Scottish Ministers in 2014. It incorporates significant policy developments, is aligned with the SDP and associated development plan transport implications.

The Aberdeen City Local Transport Strategy (2016-2021) for Aberdeen sets out the shorter term vision, objectives and actions for Aberdeen that help to deliver the RTS. With the AWPR due for completion in 2018 it focuses on the delivery of actions identified to 'lock in' the benefits of the AWPR. Aberdeen City Council are working in partnership to achieve implementation of multiple road, rail, air, public realm, active travel, public transport and pedestrian interventions and projects both within the city centre and cross city into the city region.

The Aberdeen City Centre Masterplan (CCMP) and accompanying Sustainable Urban Mobility Plan (SUMP) promote the city centre urban core becoming a more people focused environment rather than traffic-focused. Completion of the Broad Street part pedestrianisation and public realm improvements in 2018 demonstrates a milestone in the delivery of the CCMP. Following a similar thread and setting out policies, actions and priorities for the next 5 years the Aberdeen Active Travel Action Plan was adopted in 2017.

According to Scottish Transport Statistics (Transport Scotland 2018) road traffic levels on the city regions roads increased by 6.6% between since 2005 (NESTRANS, 2018). The increase is predominantly due to increased traffic in Aberdeenshire which is one of 5 local authorities in Scotland with the highest traffic volumes (Transport Scotland, 2018). Although there has been a comparatively small increase in traffic levels in Aberdeen City, monitoring of the concentration of air pollutants across the City Centre Air Quality Management Area (AQMA) continues to improve (Aberdeen City Council, 2018).

Of the railway stations in Scotland which have opened, or reopened, since 1970 Dyce Station is one of 9 stations which had the largest passenger volumes in 2016-2017 (Transport Scotland, 2018).

2016 Aberdeen Airport passenger numbers fell by 15% since 2015 which could be partly attributed to changes in the oil and gas industry given that a 2013 passenger survey revealed that 57% of passengers at Aberdeen airport were business passengers (Transport Scotland 2018).

Monitoring of Policies

This section of the monitoring statement will look at the performance of the policies in the current LDP. The analysis of the policies has been undertaken by topic area and the research identifies:

- where the aims of policies are not being achieved in new developments,
- if there are any unintended consequences as a result of the policies, and
- if there are any policies that need amended to reflect changes in national or regional policy, or any other external factors.

Much of the conclusions in this statement make use of qualitative information on which to base a professional judgement. An assessment of each policy within the LDP 2017 can be found as Appendix 1, Potential Changes to Policies in the Aberdeen Local Development Plan 2017 and Potential New Policies. This assessment is based on officers' professional judgement and discussion with colleagues across council services including development management environmental policy, housing and transportation. This has been furthered with qualitative data analysis of the existing policies used to date in applications. The qualitative data analysis can be found in Appendix 3 of this document, Use of Policies in Decisions, Appeals and Local Review Bodies.

Considering potential reform to the Scottish Planning System, an assessment of existing Supplementary Guidance (SG) relating to both specific sites and policies has been undertaken. Appendices 1 and 2 will also detail where text is proposed to be taken from current SG for inclusion within LDP policies. It is likely, following review of existing SG (policy and sites), Technical Advice Notes and other advice, that any text not proposed for inclusion within the LDP will have Planning Advice or Technical Advice status.

Placemaking and Design

Design policies, D1: Quality Placemaking by Design, D2: Landscape and D3: Big Buildings seek to ensure that development contributes to a high-quality environment, identity and sense of place which is as a result of context appraisal. Policy D1 has been used more than any other policy since the adoption of the Aberdeen LDP 2017, featuring in almost all applications where physical change, big and small, is proposed, from large masterplanned sites for hundreds of homes, to minor window replacements. Since the adoption the ALDP there has been little change at a national level in respect of policy in relation to design and placemaking, with the agenda clearly set out within Scottish Planning Policy (SPP) and associated publications, 'Creating Places', and 'Designing Streets' including relevant Planning Advice Notes (PANs).

Consideration of the Reporter's Report for the ALDP 2017 and discussions with colleagues in Development Management, Masterplanning, Design and Conservation Teams have informed where changes to current policies should occur; to summarise:

- Streamlining of policies and moving superfluous and informative text to policy 'preamble' and appendices where appropriate;
- Strengthening the focus on context appraisal;
- Renewed focus on amenity and space standards in new residential development (internal floor space and external amenity space);
- enshrining elements of supplementary guidance as policy, 'Landscape SG', 'Shops and Signs SG', 'Harmony of Uses SG' etc.
- Separation of 'Landscape' (moved to Natural Environment) and 'Landscaping' (to remain within suite of design policies).

As a result of monitoring, new policies are proposed on 'Amenity', 'Landscape' and 'Advertisements and Signage'. The principles of these policies will be taken from existing SG.

The historic environment policies, D4: Historic Environment and D5: Our Granite Heritage, aim to ensure the distinctive historic character and appearance of Aberdeen is retained, while also managing change within the historic environment. The policies are heavily used for applications in conservation areas and for listed buildings, which encompass some of the main focus points of the policies.

There have been changes to historic environment legislation with the introduction of the Historic Environment Scotland Act 2014, and the 2015 Amendment Regulations. The ongoing review of national level documents by Historic Environment Scotland, consideration of the Reporters Report for the 2017 Aberdeen LDP, and consultation with colleagues in Development Management, and Masterplanning, Design and Conservation Teams have outlined where changes to the policies could occur; in short,

- strengthening our focus to ensure buildings remain in active use,
- providing focus on assets which add to the character and appearance of conservation areas,
- adding further text to the existing surveying and recording text,
- localizing national assessment criteria for proposals where demolition is intended, and
- enshrining elements of supplementary guidance as policy, stonecleaning, the repair and replacement of windows and doors, and shops and signs.

As a result of monitoring, new policies are proposed on Shops, and Windows and Doors. The principles of these policies will be taken from existing SG.

The Network of Centres

The City Centre is and should continue to be a hub of activity for Aberdeen and act as a regional centre for the north east of Scotland. The city centre has a range of activities that attract people to it, including major retailing, business, leisure, cultural activities, restaurants and housing. SPP identifies town centres as the heart of their communities that can be hubs for a wide range of uses and activities.

The current policies follow a 'town centre first approach', whereby significant footfall generating developments are expected to be located within the related tier of the network/hierarchy of centres (Policies NC1: City Centre Development-Regional Centre and NC4: Sequential Approach and Impact). This approach links developments to catchment areas and provides certainty as to where significant footfall generating developments are expected, these developments include retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating developments. It is proposed to merge and shorten policies NC1 and NC4 into one policy. The principle function of both policies is the same and making the policy concise will ensure clarity.

Since the adoption of the extant LDP, Aberdeen City Council unanimously approved the City Centre Masterplan and Delivery Programme (CCMP). The CCMP outlines 7 intervention areas and details a number of individual projects. One area the CCMP focusses is increasing the population of those who live in the city centre. This approach is supported in existing SG, but to add clarity and transparency text will be added to the policy relating to the principle of residential living in the city centre.

The city centre, alongside being the focus for developments with a regional or city-wide catchment, is further divided into a retail core. Policy NC2 directs retail to be located within the 'heart of the city'. The policy is supported by the Union Street Frontage SG which separates the retail core into sub-sections, with each sub-section tasked to maintain or achieve a certain percentage of retail use on the ground floor of the unit.

In assessing the effectiveness of the policy, consideration was given to the town centre first principle within SPP and the aims of the city centre masterplan. It could be argued the focus on retail and the target percentages are limiting the focus of the city centre. However, the city centre covers a large geographical area. By focusing retail with a specific section this will ensure to cluster retail units and provide an area of critical mass, where residents, visitors and investors to Aberdeen can focus their retail needs. It is not intended to modify the principle of this policy; further text will be added from the SG to the policy outlining criteria expected with proposals for change of use.

Policy NC3: West End Shops and Cafes, a new policy in the 2017 Plan, is proving to be fit for purpose and, as shown from the results of the pre-main issues consultation, has support from the public. Small editing changes are proposed.

NC5: Out of Centre Proposals, again small editing changes are proposed to make this policy clearer. The language used at present is complex.

Policy NC6: Town, District, Neighbourhood and Commercial Centres provides further guidance on tier 2-5 of the network of centres, including proposed uses and criteria for change of use. The existing policy has a mixed focus, 'Retail is the preferred use within these designated centres, however a mix of uses is desirable'. In short, although retail is expected, other uses may be acceptable. In assessing this policy consideration was given to the policy principles within paragraph 60 of SPP, and the principle of policy NC1. It is proposed to rework the policy to outline these centres can support a range of uses.

The remainder of the policies, NC7: Local Shop Units, NC8: Retail Developments Serving New Development Areas, and NC9: Beach and Leisure, have been seldom used since the adoption of the LDP. Small editing changes are proposed.

As noted above, the City Centre Masterplan and Delivery Programme has been approved since the adoption of the LDP in 2017. In considering this document and the results of the consultation on the Pre-Main Issues four new policies may be required.

- City Centre Living - will outline expected criteria for city centre living. This could be based on the existing harmony of uses SG.
- Evening and Night time Economy - the Agents of Change Principle (Chief Planner letter 16 February 2018) clearly places the responsibility for mitigating any detrimental impact of noise on neighbours with those carrying out the new development or operations. The policy will outline expected criteria.
- Visitor Attractions and Facilities – the policy will outline support for these uses.
- Public Art Contribution – the policy will provide criteria for public art contributions.

Delivering Infrastructure, Transport and Accessibility

Policy I1 – Infrastructure Delivery and Developer Obligations is the policy mechanism that requires proposed development to be accompanied by appropriate infrastructure in order to support that development. It also provides an opportunity for an assessment of that proposed development on the City's existing infrastructure to be undertaken, and whether a cost to offset additional demands on the infrastructure resulting from the development would

be required (Developer Obligations). The objective of the policy is that new infrastructure will either be provided by the developer or through financial contributions. Since each proposal is unique in its nature and context, infrastructure requirements and/or Developer Contributions are often agreed with the Council relatively. Policy I1 is an important policy in the status of infrastructure provision in the city, therefore the nature of the policy is to remain consistent into the next Plan. Guidance into the methodology of Developer Obligations sums may be updated as advised by the relevant consultees.

Efficient transport connections are an essential part of economic activity in Aberdeen. Land use and transport are inextricably linked and, in planning for future development, the Council will need to ensure an appropriate level of supporting infrastructure. The LDP plays a key role in improving connectivity and promoting more sustainable patterns of transport and travel, as encouraged by the national and regional policy. All this will help to achieve the aim of Scotland's decarbonisation by 2050.

Policy T1 – Land for Transport safeguards land on the Proposals Map for identified and committed transport projects. This policy is working well and no significant amendments are required. Policy T2 – Managing the Transport Impact of Development is concerned with minimising traffic generated from new development and maximising opportunities for sustainable and active travel. Policy T3 – Sustainable and Active Travel encourages new developments to be accessible by various transport modes, especially sustainable transport. Policies T2 and T3 have been amalgamated, both giving priority to sustainable and active travel and encouraging sufficient measures be taken to minimise traffic.

The Pre-Main Issues consultation, together with consultation from Development Management colleagues highlighted the need to restrict car parking in the city centre. This would also align with the aims of the CCMP. In addition, the number of electric vehicles in the city has increased over the last few years and there is a need to provide appropriate charging infrastructure in support of this. In view of this, a new policy is proposed, Policy T3 – Parking, looking at parking within and outwith the city centre, as well as cycle parking and alternative fuel vehicle infrastructure. The policy encourages the principle of 'zero parking' in the city centre with respect to all development, with limited parking for servicing/business operations. It also supports and encourages electric vehicle charging points where parking is required for residential and non-residential development.

Policies T4 – Air Quality and T5 – Noise are fit for purpose, and no significant amendments are required.

Supporting Business and Industrial Development

The success of Aberdeen City and Shire has largely been driven by opportunities in the oil and gas sector, alongside several other strong performing sectors. The extensive air and sea links via Aberdeen International Airport and Aberdeen Harbour continue to support the city's economic growth. To ensure the region maintains a competitive business environment and secures long term economic future, planning policy plays a key role in ensuring adequate and appropriate land is safeguarded for diverse employment uses, and that the airport and harbour remain strategic transport hubs.

Policies B1 – Business and Industrial Land and B2 – Business Zones aim to safeguard existing business and industrial areas across the City from other development pressures. Policy B1 sets the policy context for land that is zoned for business and industry. It is primarily concerned with maintaining business and industrial land for this use and is somewhat a restrictive policy. The policy does allow other uses which may be suited to business/industrial areas such as car showrooms. These are treated on their own merits.

Policy B2 is aimed at Class 4 office uses in order to maintain a high-quality environment. Both policies support facilities within the areas that meet the needs of businesses and employees. The principle function of both policies remains the same. Policy B2 has been made more concise to help ensure clarity.

Within the current LDP there is an area identified as 'West End Office'. Policy B3 – West End Office Area supports change of use to office use in this area. The area has played a key role in providing a high-quality office location at the edge of the city centre. It contains a mix of other uses, including schools, hotels, flats, independent cafés and a hospital. Monitoring from the Council's annual Development Activity Report and the Aberdeen City and Shire Employment Land Audit highlights that there has been an increase in vacancies of office space in the West End. This may be a result of developments such as The Capital, Silver Fin and Marischal Square which have revitalised Grade A office development in the City Centre, together with the recent downturn in the oil and gas industry. The monitoring together with consultation with Development Management colleagues has resulted in the decision to alter the policy to reflect the existing mixed uses in the area. This area is also within the Albyn Place/Rubislaw Conservation Area and these requirements should be of paramount importance.

Policies B4 – Aberdeen International Airport, and B5 – Aberdeen Harbour do not require to be updated except for small editing changes to make them more clear.

As for Policy B6 – Pipelines, Major Hazards and Explosive Storage Sites, consultation with Development Management colleagues highlighted the need to include operational quarries as one of the sites whereby the Council would consult the Health and Safety Executive to determine the potential risk to public safety.

Meeting Housing and Community Needs

Policy H1 – Residential Areas is presented as a zoning on the current LDP Proposals Map. It ensures proposed development within such areas uphold the residential character, with no adverse impact on resident's amenity. There are no proposed changes to this policy.

Policy H2 – Mixed-Use Areas also related to the Proposals Map; it accounts for residential amenity as well as acknowledging where there may be other Uses that can complement and exist alongside residential uses. The Policy's objective is to ensure that any proposed development or Change of Use does not impinge on residential amenity or business operations. There are no proposed changes to this policy.

Policy H3 – Density relates to proposals for new development and is informed by standards set out in the SDP. A satisfactory development density is important for design and sustainability reasons. The Policy may be subject to some amendment to stay in line with guidance within the SDP.

Policy H4 – Housing Mix seeks an appropriate mix of dwelling types and sizes for housing developments of over 50 units. This is necessary in order to reflect the needs of different parts of society (i.e. families, older people, people with particular needs). At present, Policy H4 seeks smaller 1 and 2-bedroom units reflected in the market and Affordable Housing contributions alike. Moving forward, this policy is likely to undergo significant change. The findings of the 2017 HNDA has found there is still a significant requirement for a greater housing mix in the area. This is to be reflected in Policy H4 which will strengthen support for inclusion of not only 'accessible' housing, but housing that reflects the needs of the area's changing population.

Policy H5 – Affordable Housing currently sets a requirement for a 25% Affordable Housing provision for housing developments of 5 or more units. This requirement is set by SPP. There may be amendments to the wording of the Policy however there are no proposed changes to this requirement.

Policy H6 – Gypsy and Traveller Caravan Sites sets out the requirements for such proposals; these are largely in line with mainstream housing development proposals. There are no proposed changes to this policy.

Policy H7 – Gypsy and Traveller Requirements for New Residential Developments includes locations where these requirements apply at a level of small sites of six pitches, with a net area of approximately 0.5 hectares. Some sites will require on-site provision. There are circumstances where commuted sums will be acceptable. There are no proposed changes to this policy.

New policies are proposed on: Residential Care Facilities, Student Accommodation Developments and Houses in Multiple Occupation.

Policy CF1 – Existing Community Sites and Facilities sets a presumption in favour of the retention of such facilities. It also sets a presumption in favour of new or extending existing sites of such facilities. The Policy currently makes reference to healthcare sites, nursery/ primary/ secondary/ special schools sites, and further education/ research sites. There only proposed changes to this policy are for the inclusion of ‘libraries, community halls, and recreational centres’ to this scope.

Policy CF2 – New Community Facilities sets out a general presumption in support of new facilities subject to other policies. This also extends to recycling centres and emergency services facilities. Larger sites (greenfield and brownfield) that identify a need for all types of community facilities will reserve sites for such uses. Changes to this policy are limited to the inclusion of private children’s nurseries guidance, currently contained within SG, to be split between Policy CF2 and local planning advice.

Protecting and Enhancing the Natural Environment

Following consultation with internal Council colleagues, it is proposed that some changes to the Natural Environment policies will be carried out for the next Aberdeen LDP. These are often-used policies that are important in supporting the Council’s position on protecting and enhancing the City’s natural assets. There are currently a number of policies that focus on various aspects of the natural environment, there may be an opportunity to group these accordingly to form fewer, more detailed policies. The existing policies are summarised in turn, with the proposed groupings.

Policy NE1 – Green Space Network sets a presumption in favour of safeguarding and strengthening the Green Space Network, identified on the Proposals Map. Masterplanning of new developments will both consider the existing Network and seek to add new areas to the Network. Moving forward, this policy will be amalgamated with existing Policies NE3, NE4, and NE9 and will be renamed as Policy NE2: Green & Blue Infrastructure (see later).

Policy NE2 – Green Belt is an important policy in the Natural Environment topic area. It is identified by the area of green shading that surrounds the City within the Proposals Map. There is an overall presumption against development in this area. Where circumstances deem development acceptable, exemptions are listed in the Policy. The principle of this policy, moving forward, will be unchanged. There may be some amendment to the wording of the policy, and it is to named Policy NE1 – Green Belt.

Policy NE3 – Urban Green Space supports the retention of green spaces identified under Policy NE3. A number of exceptions are listed within the policy where new development is proposed. The principle of this policy is to remain unchanged, Policy NE3 will be amalgamated into new Policy NE2 – Green & Blue Infrastructure, as mentioned previously.

Policy NE4 – Open Space Provision in New Development required the provision of at least 2.8ha of meaningful and useful open space per 1000 people in new residential development. Policy NE4 is to be amalgamated into new Policy NE2 – Green & Blue Infrastructure and the text will be updated. The principle of the Policy will be consistent with the current policy.

Policy NE5 – Trees and Woodland sets a presumption against the loss, or damage to, trees and woodland that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. Policy NE5 and its SG give important advice into the preservation of trees in new development, as well as the requirement for new trees and woodland. Policy NE5 will be amalgamated with existing Policy NE8 (see later) to form Policy NE3 – Protecting Our Natural Assets. The wording of this policy will be updated, but its principles will remain consistent.

Policy NE6 – Flooding, Drainage and Water Quality sets a presumption against development that will increase flood risk. It enables the requirement of a Flood Risk Assessment and/or a Drainage Impact Assessment for development proposals that meet criteria set out in the policy. The policy also covers surface water drainage, waste water and provides advice on the culverting of waterbodies. Policy NE6 is to be amalgamated with existing Policy NE7 (see later) to form new Policy NE4 – Water Environment. The wording of the policy may be updated, but its principles will remain consistent.

Policy NE7 – Coastal Planning relates to the value of the area's coastline, both in terms of landscape value and biological value. There is a focus on the impacts of flood risk as a result of new development, with a general presumption against this. As mentioned, existing policies NE6 and NE7 will form the new Policy NE4. The principles of this Policy NE7 will be carried forward.

Policy NE8 – Natural Heritage gives advice to potential development proposals that may affect designated sites, protected species, and/or carbon-rich soils around the City. It is proposed that existing Policy NE8 will be amalgamated with NE5 to form a new Policy NE3 – Protecting Our Natural Assets. The principle of the policy will remain unchanged, but the text may be updated.

Policy NE9 – Access and Informal Recreation involves the status of general access rights to land and water, Core Paths, other paths, and rights of way. The policy requires that development should not compromise existing or potential opportunities for these routes. The existing Policy NE9 will be amalgamated with NE1, NE3, NE4, and NE9 to form a new Policy NE2: Green & Blue Infrastructure. The principle of this policy will remain unchanged.

Using Resources Sustainably

There are 8 policies in this section which look to make sure that we use our mineral, waste, contaminated land and renewable energy resources as efficiently as possible.

Policy R1 Minerals provides guidance on mineral extraction proposals and covers the SPP requirements of maintaining environmental quality and residential amenity. It also safeguards the integrity of the two minerals sites identified in the LDP at Blackhills Quarry near Cove and North Lasts which is located between Peterculter and Westhill. There were no representations on this policy in the 2017 LDP. The Proposed SDP states that there are

adequate reserves of construction aggregates in north-east Scotland. It is considered that no changes to the policy are required.

Policy R2 Degraded and Contaminated Land requires such land to be restored to a level suitable for its proposed use. It reflects and references the requirements of PAN 33 and it is considered that no changes are required.

Policies R3 to R6 deal with waste management. Policy R3 deals with criteria for assessing proposals for waste management facilities and Policy R4 outlines sites to be safeguarded for specific waste related uses. There has been no fundamental shift in national or regional policy requirements that will require a significant change to our waste policy. Policy R3 therefore requires little in the way of updates. Of the 3 waste facilities required by Policy R4, one has been built and can therefore be removed (the materials recovery facility at OP54), one has planning consent (the energy from waste plant at OP107) whilst the recycling centre at OP13 (AECC at Bridge of Don) has not been progressed. Consideration should be given to merging Policy R3 and R4 because there is cross referencing between the two.

Policy R5 deals specifically with energy from waste applications. We feel that no major changes to it are needed except for minor additions to include reference to grid and other infrastructure connections. Policy R6 is concerned with waste management requirements for new developments and is supplemented by SG on Waste Management. This policy is used a lot in determining planning applications and is backed by detailed SG. It is recommended that the main policy requirements within the SG be merged into Policy R6. The remaining areas of the SG would be retained as Planning Advice or as a TAN. This will need to be done in consultation with the waste team to ensure that the requirements of the waste collection services are met.

Policy R7 Low and Zero Carbon Buildings and Water Efficiency requires the use of technologies to achieve carbon and water reductions in new developments. The overall targets of the policy need to be considered and the calculation method updated. Policy R8 supports Renewable and Low Carbon Energy Developments. The policy principles are likely to be retained with the addition of other forms of renewable technology. In addition, the next LDP is likely to consider heat mapping and heat networks in more detail.

Communications Infrastructure

Efficient digital connections are an essential part of Aberdeen's economic and social growth. Aberdeen is the first city in Scotland to benefit from Gigabit-capable full-fibre broadband. In partnership with Vodafone there is a current rollout of high gigabit speed broadband which will bring economic, environmental and social benefits. Existing policies encourage and support telecommunications infrastructure where they are not detrimental to safety, do not impact on visual amenity and are appropriately sited.

Consultation with Development Management colleagues revealed that both policies C11 – Digital Infrastructure and C12 – Telecommunications Infrastructure should remain separate. The consultation highlighted that Policy C11 is difficult to implement when it comes to development such as a house extension or an individual housing unit/conversion. As a result, the policy has been made more specific to focus on development where five or more units are involved, as well as commercial development. Policy C12 was considered to be suitable, however it was felt that it needed to be more explicit regarding cases when applications would be permitted. The wording in the policy has thus been altered to make it clearer and more concise.

Public Views

Consultation

The formal Pre-Main Issues Report Consultation on the future development in Aberdeen City ran between 19 March and 28 May 2018, although workshops/meetings were held with Elected Members, Community Council Forum, Key Agencies, Developers and Landowners and internal services prior to this.

The consultation took the form of 4 distinct exercises, 'drop in' events, development bids, 'Place Standard' tool and a questionnaire. Posters were also displayed in GP surgeries and supermarkets throughout the city. The public were invited to complete the Scottish Governments 'Place Standard' tool which allowed submission of scores from 1 to 7 (1 being a lot of room for improvement and 7 being very little room for improvement) and comments using 14 different questions by Community Council area. An information leaflet was prepared and comments/questionnaires were available for submission online and in paper format. Community Councils and schools across Aberdeen city were invited to complete the questionnaire and 'Place Standard' tool. Targeted promotion of the 'Place Standard' tool was directed to Community Planning, City Voice (Aberdeen's citizens panel). Development bids were invited from developers, landowners and agents for sites for consideration for inclusion within the next LDP. Social media also advertised the formal consultation period and methods of engagement.

Responses

56 representations, 146 development bids and 359 'Place Standard' responses were received during the formal consultation period and were published online which have been reviewed/assessed and will inform the next LDP.

Results from the 'Place Standard' responses were mixed and varied but on the whole positive with average scores ranging from 3.5 to 5. An overall positive opinion was gained from the questions relating to natural space, parks and recreation, positive identity, provision of housing, facilities and amenities and safety. A neutral response was received regarding attractiveness of the city centre environment, getting around, public transport, work and economy and community opportunities. Finally a more negative response was received relating to sense of control and ability to influence decision making.

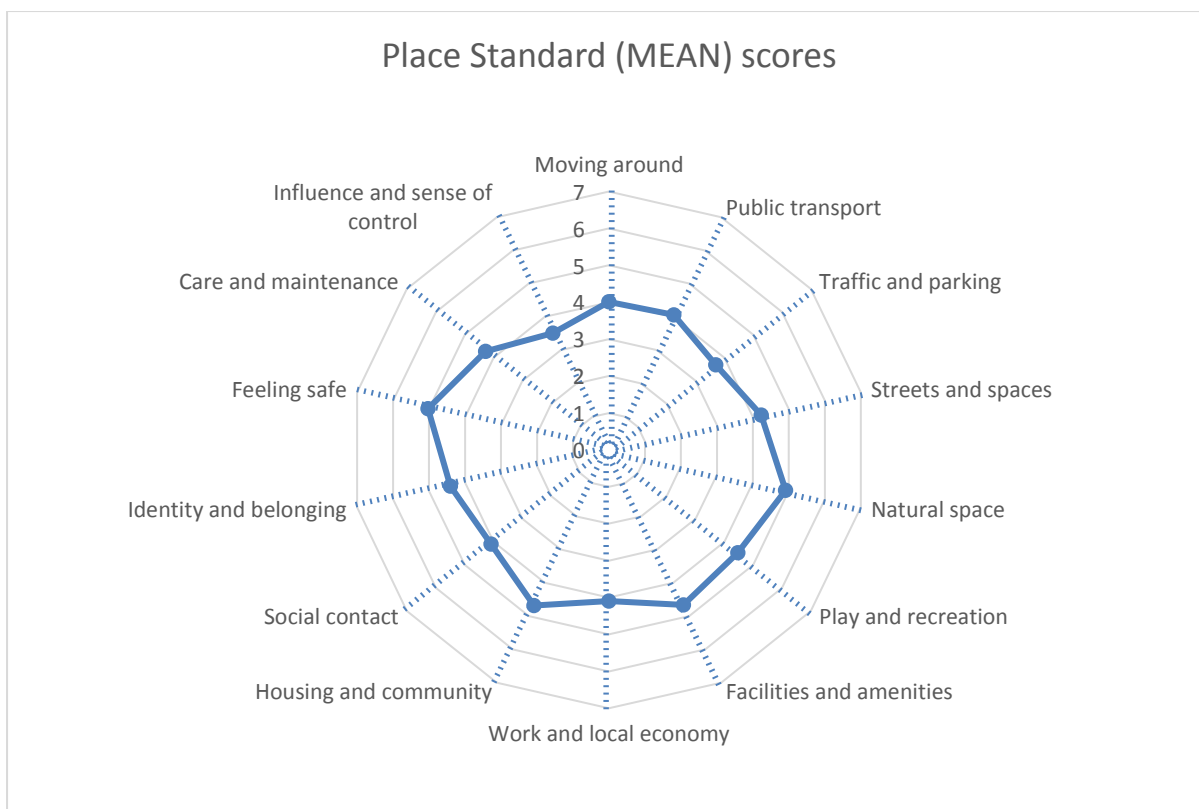


Table 6 below shows the main policy issues that were identified during the public consultation. The comments have been grouped into more general topic areas. The comments on these policy areas varied from positive to negative, and restrictive to promotional.

Table 6: Summary of Public Comments

| | |
|---------------------------|--|
| Environment | Need to preserve the environment. Promote green infrastructure and access to green networks. Protect green belt. Fulfil climate change obligations. Effective flood prevention measures. Improve air quality. |
| Economy | Diversify the economy, reduce business rates. Support local businesses and start ups. Increased investment to attract air routes and cruises. Prioritise vacant units. Installation of digital infrastructure. |
| City Centre and retailing | Need to restrict car parking in city centre. Progress on city centre projects including Union Street and Castlegate. Need more attractions, cultural activities, tourism and events. Encourage residential use in city centre. Ensure city centre is an attractive, welcoming, green and walkable environment. Invest in city centre. Pedestrianisation. Focus on city centre for retail – presumption against out of town retail. Enhance night time economy through improved lighting. Prioritise non-motorised users. |

| | |
|-----------------------------|--|
| Housing | More affordable/social housing. Ensure a mix and range of housing and affordable units are built as part of new developments. Focus development on brownfield and edge of existing settlements. New developments should have integral community facilities and bolster sense of community. |
| Transport and active travel | Promote active and sustainable transport. Grow electric/hydrogen network and network of charging points. Better transport connections needed. Reduce traffic. Reduce CO2 by discouraging car use. Improve bus services. City-wide cycle network. |
| Regeneration | Direct funds towards brownfield development and areas in need. Regenerate vacant sites. |
| Heritage | Promotion of heritage and granite architecture. Ensure development is sympathetic. |
| Resources | Waste should be used as a resource. Store excess electricity. Promote renewable energy. |

Conclusions

The Aberdeen Local Development Plan was adopted in January 2017, and the assessment of the policies has taken place over an 18 month period from this date.

Design remains a key issue to be addressed through the LDP and one which divides public opinion. Whilst monitoring of policies shows that policy D1 was the most used policy in the 18 months post adoption of the LDP, little has changed in a national level with regards to design/placemaking policy. Discussions have suggested some changes to streamline design policies with a renewed focus on specific standards relating to amenity and space standards. New policies are proposed as a result of monitoring and a distillation of SG. Design of new developments must also take into account wider issues of design into consideration: safety, ease of movement, welcoming, adaptable and resource efficient. These issues will need to be addressed in the LDP and planning advice.

The city centre must remain the focus of activity within Aberdeen and act as the regional centre for the north east. For clarity and concise policy direction it is proposed to amalgamate existing city centre policies. Other minor amendments to existing network of centre policies are proposed. Whilst the focus and strategy of the city centre masterplan and delivery programme (CCMP) aligns with the extant LDP, four new policies are proposed for discussion in the Main Issues Report relating to city centre living, evening and night time economy, visitor attractions and facilities and contributions towards public art.

Changes to historic environment policies are proposed to ensure alignment with revised legislation – this relates to building retention, demolitions, conservation area assets and elements currently contained with SG.

National policy recognises the role of the planning system in enabling economic development to take place. Marketable employment land requirements are being met.

The Council will need to ensure that appropriate measures or contributions are sought from developers towards infrastructure required to support new development. Any changes to the approach to development contributions will need to be reflected in the LDP. Infrastructure provision as part of proposed development remains an important policy consideration and in line with current LDP policy the approach will remain consistent into the next LDP. The LDP will continue to set out the likely infrastructure requirements to support new development to ensure that all stakeholders are clear on the level of contributions required.

Whilst issues relating to transportation remained one of the most frequently identified policy issues during the consultation process, monitoring and policy review has outlined only minimal updates. Notwithstanding the recent completion of the 3rd Don Crossing and the AWPR soon to be complete, there remain a number of transport projects identified within the extant LDP which will be carried over to the next LDP to ensure an appropriate level of infrastructure provision in the city and allow cross connectivity. Alongside these will be a focus on sustainable travel. New policy provision is proposed relating to parking and electric charging infrastructure.

The majority of the large development sites identified in the Aberdeen LDP were carried over from the 2012 LDP but have made significant progress with a number nearing completion. This is reflected in Appendix 2 which indicates that a number of site specific SG relating may become non-statutory planning guidance.

As an overall conclusion, following review of national/regional policy, the Reporters report for the LDP 2017, internal discussions and feedback from pre-main issues consultation the outcome of monitoring the policies would appear to indicate that most policies are working

well. However, there are a few policies in the Aberdeen LDP that need some slight amendments or further clarification, to ensure they achieve the desired objective. Amendments to policy are also proposed in light of planning review and the potential future change in the status of SG. As a result of monitoring and pre-main issues consultation a number of new policies are proposed. A review of policies in the plan should ensure that they are: specific, measurable, achievable, realistic, and have time based outcomes (SMART).

References

Aberdeen City and Shire. (2018) Housing Land Audit [Internet], Aberdeen City Council and Aberdeenshire Council. Available from: <https://www.aberdeencity.gov.uk/services/housing/housing-land-audit> [Accessed 16 October 2018].

Aberdeen City and Shire. (2017) Employment Land Audit 2017. [Internet], Aberdeen City Council and Aberdeenshire Council. Available from: <https://www.aberdeencity.gov.uk/sites/default/files/2018-03/Employment%20Land%20Audit%202017.pdf> [Accessed 17 October 2018].

Aberdeen City and Shire. (2017) Housing Need and Demand Assessment. (Internet), Aberdeen City Council and Aberdeenshire Council. Available from: <https://www.aberdeencity.gov.uk/sites/default/files/2018-09/Local%20Housing%20Strategy%20Appendix%207%20Housing%20Need%20and%20Demand%20Assessment.pdf> [Accessed 16 October 2018].

Aberdeen City Council, (2018) 2017 – Based Aberdeen City School Roll Forecasts [Internet], Aberdeen City Council. Available from: <https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts> [Accessed 23 October 2018].

Aberdeen City Council, (2018) 2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council (Internet), Aberdeen City Council. Available from: <https://www.aberdeencity.gov.uk/services/environment/environmental-health/air-quality-aberdeen/air-quality-reports> [Accessed 24 October 2018].

Aberdeen City Council. (2016) Deprivation in Aberdeen City. An Analysis of the Scottish Index of Multiple Deprivation 2016 [Internet], Aberdeen City Council. Available from: <https://www.aberdeencity.gov.uk/sites/default/files/2018-01/Deprivation%20in%20Aberdeen%20City.pdf> [Accessed 15 October 2018].

Aberdeen City Council. (2018) 2017 Mid Year Population Estimates for Aberdeen City (Internet), Aberdeen City Council. Available from: <https://www.aberdeencity.gov.uk/sites/default/files/2018-04/Briefing%20Note%20-%202017%20MYEs%20%20%20.pdf> [Accessed 16 October 2018].

Aberdeen City Council. (2018) Summary of the 2016-based population projections for Aberdeen City, published by National Records of Scotland on 28 March 2018. (Internet), Aberdeen City Council. Available from: <https://www.aberdeencity.gov.uk/sites/default/files/2018-03/2016-based%20population%20projections%20%281%29.pdf> [Accessed 16 October 2018].

Aberdeen City Council (2018) Natural Heritage (Internet), Aberdeen City Council. Available from <https://www.aberdeencity.gov.uk/services/environment/natural-heritage> [Accessed 22 October 2018].

Community Planning Aberdeen. (2017). Local Outcome Improvement Plan 2016-2026. (Internet) Community Planning Aberdeen. Available from: <https://communityplanningaberdeen.org.uk/aberdeen-city-local-outcome-improvement-plan-2016-26/>

[Accessed 22 October 2018].

Historic Environment Scotland, (2018) Historic Environment Portal. (Internet) Available from <http://portal.historicenvironment.scot/>

[Accessed 23 October 2018].

Historic Environment Scotland, (2018) Buildings at Risk Register for Scotland. (Internet) Available from <https://www.buildingsatrisk.org.uk/>

[Accessed 23 October 2018].

NESTRANS, (2018) Regional Transport Strategy Monitoring Report. (Internet) Available from <https://www.nestrans.org.uk/regional-transport-strategy/>

[Accessed 24 October 2018].

NOMIS, (2018) Employment and unemployment (July 2017-June 2018). (Internet). Office for National Statistics. Available from:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx>

[Accessed 16 October 2018].

Scottish Environment Protection Agency (SEPA). (2018) Household Waste Data [Internet], SEPA. Available from: <https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/household-waste-data/>

[Accessed 17 October 2018].

Transport Scotland (2018) Scottish Transport Statistics, No 36, 2017 Edition (Internet).

Available from <https://www.transport.gov.scot/media/41863/scottish-transport-statistics-2017-with-correction-to-table-214.pdf>

[Accessed 24 October 2018].

Transport Scotland (2018) Scottish Transport Statistics, No 36, Datasets (Internet). Available from: <https://www.transport.gov.scot/publication/scottish-transport-statistics-no-36-datasets/>

[Accessed 24 October 2018].

APPENDIX 1 – Potential Changes to Policies in the Aberdeen Local Development Plan 2017

| Policy Reference | Policy Name | Change | | | Comments |
|------------------|---|--------|--------|--------|--|
| | | None | Update | Remove | |
| D1 | Quality Placemaking by Design | | ✓ | | Minor changes suggested to condense and streamline policy, moving superfluous and informative text to policy 'preamble' and appendices. Greater focus on 'context appraisal'. |
| D2 | Landscape | | ✓ | | Separation of 'Landscape' (to be moved to Natural Environment section of plan) and 'Landscaping' (to remain within suite of design policies). Streamlined policy with elements taken from SG: Landscape to reinforce key principles. |
| D3 | Big Buildings | | ✓ | | Minor change to existing policy text – swapping sentences to place greater emphasis on consideration of site context. Remove second to last sentence. |
| D4 | Historic Environment | | ✓ | | Minor amendments suggested to provide clarity and guidance for proposals, including proposals for unoccupied or threatened buildings. |
| D5 | Our Granite Heritage | | ✓ | | Minor amendments suggested. Add Historic Environment Scotland Policy Statement 2016 tests for demolition for listed buildings/structures/features, and for unlisted elements in conservation areas. Proposed to add guidance on stonecleaning to the policy, it is currently supplementary guidance. |
| NC1 | City Centre Development – Regional Centre | | ✓ | | Policy NC1 and NC4 can be merged into one policy, NC1: City Centre and the Network of Centres. The merged policy would streamline the existing policies. Text should be added outlining the approach to city centre living. |
| NC2 | City Centre Retail Core and Union Street | | ✓ | | Minor amendments suggested. The text from the Union Street Frontages supplementary guidance can be added to the policy to add clarity and transparency. |

| | | | | | |
|-----|--|--|---|---|--|
| NC3 | West End Shops and Cafes | | ✓ | | Minor editing changes are required to add clarity. |
| NC4 | Sequential Approach and Impact | | ✓ | | As for NC1, Policy NC1 and NC4 can be merged into one policy, NC1: City Centre and the Network of Centres. The merged policy would streamline the existing policies. Text should be added outlining the approach to city centre living. |
| NC5 | Out of Centre Proposals | | ✓ | | Minor editing changes are required to add clarity. |
| NC6 | Town, District, Neighbourhood and Commercial Centres | | ✓ | | Minor editing changes are required to add clarity. |
| NC7 | Local Shop Units | | ✓ | | Minor editing changes are required to add clarity. |
| NC8 | Retail Development Serving New Development Areas | | ✓ | | Minor editing changes are required to add clarity. |
| NC9 | Beach and Leisure | | ✓ | | Minor editing changes are required to add clarity. |
| I1 | Infrastructure Delivery and Planning Obligations | | ✓ | | Proposed wording updates, Policy principles retained. |
| T1 | Land for Transport | | ✓ | | Minor changes to update transport projects that have been completed. |
| T2 | Managing the Transport Impact of Development | | | ✓ | Policy to be removed and its content is to become amalgamated with T3 to form 'T2: Sustainable Transport'. New policy includes sentence from Transport and Accessibility supplementary guidance about availability of public transport within 400m of a development. |
| T3 | Sustainable and Active Travel | | | ✓ | Policy to be removed and its content is to become amalgamated with T2 to form 'T2: Sustainable Transport'. New policy includes sentence from Transport and Accessibility supplementary guidance about availability of public transport within 400m of a development. |

| | | | | | |
|-----|---|---|---|--|--|
| T4 | Air Quality | ✓ | | | No changes. |
| T5 | Noise | | ✓ | | Minor editing changes are required to update technical terms. |
| B1 | Business and Industrial Land | | ✓ | | Minor editing changes are required to add clarity. |
| B2 | Specialist Employment Land | | ✓ | | Minor editing changes are required to add clarity. Remove second paragraph. Policy to be renamed as 'B2 -Business Zones'. |
| B3 | West End Office Area | | ✓ | | Amendments to policy suggested. Policy to be renamed as 'B3 – The West End'. |
| B4 | Aberdeen Airport | | ✓ | | Minor editing changes are required to add clarity. |
| B5 | Aberdeen Harbour | ✓ | | | No changes. |
| B6 | Pipelines, Major Hazards and Explosives Storage Sites | | ✓ | | Policy update to include operational quarries. |
| H1 | Residential Areas | ✓ | | | No notable changes. |
| H2 | Mixed Use Areas | ✓ | | | No notable changes. |
| H3 | Density | | ✓ | | Updates proposed in line with guidance specified within the Proposed Strategic Development Plan (2018). |
| H4 | Inclusive Housing Mix | | ✓ | | Policy to be updated and expanded to include Housing for the Elderly and Accessible Housing. Policy H4 Inclusive Housing Mix. |
| H5 | Affordable Housing | ✓ | | | No notable changes. Policy principles retained. |
| H6 | Gypsy and Traveller Caravan Sites | ✓ | | | No notable changes. |
| H7 | Gypsy and Traveller Requirements for New Residential Developments | ✓ | | | No notable changes. |
| CF1 | Existing Community Sites and Facilities | | ✓ | | Proposed wording updates, Policy principles retained. |
| CF2 | New Community Facilities | ✓ | | | No notable changes. |

| | | | | | |
|-----|---|---|---|---|---|
| NE1 | Green Space Network | | | ✓ | Policy to become amalgamated with others to form 'NE2: Green & Blue Infrastructure'. |
| NE2 | Green Belt | | ✓ | | Policy to become 'NE1: Green Belt' with minor editing of Policy content. |
| NE3 | Urban Green Space | | | ✓ | Policy to become amalgamated with others to form 'NE2: Green & Blue Infrastructure'. |
| NE4 | Open Space Provision in New Development | | | ✓ | Policy to become amalgamated with others to form 'NE2: Green & Blue Infrastructure'. |
| NE5 | Trees and Woodlands | | | ✓ | Policy to become amalgamated with others to form 'NE3: Protecting Our Natural Assets'. |
| NE6 | Flooding, Drainage and Water Quality | | | ✓ | Policy to become amalgamated with others to form 'NE4: Water Environment'. |
| NE7 | Coastal Planning | | | ✓ | Policy to become amalgamated with others to form 'NE4: Water Environment'. |
| NE8 | Natural Heritage | | | ✓ | Policy to become amalgamated with others to form 'NE3: Protecting Our Natural Assets'. |
| NE9 | Access and Informal Recreation | | | ✓ | Policy to become amalgamated with others to form 'NE2 Green & Blue Infrastructure'. |
| R1 | Minerals | ✓ | | | No significant changes required |
| R2 | Degraded and Contaminated Land | ✓ | | | No significant changes required |
| R3 | New Waste Management Facilities | | ✓ | | Minor editing changes are required to add clarity. Potentially merge with Policy R4. |
| R4 | Sites for New Waste Management Facilities | | ✓ | | Policy needs updating to remove reference to OP54 which has been built. Potentially merge with Policy R3. |
| R5 | Energy from Waste | | ✓ | | Update to include reference to grid and other infrastructure connections. |
| R6 | Waste Management Requirements for | | ✓ | | There may be some elements of the Resources for New Development Supplementary Guidance on this topic which will |

| | | | | | |
|-----|---|--|---|--|--|
| | New Development | | | | need to be merged with the policy. |
| R7 | Low and Zero Carbon Buildings, and Water Efficiency | | ✓ | | The overall targets need to be considered and the calculation method updated. |
| R8 | Renewable and Low Carbon Energy Developments | | ✓ | | Policy principles to be retained with the addition of other forms of renewable technology. |
| C1 | Digital Infrastructure | | ✓ | | Policy principles to be retained. Includes reference to five or more residential units. |
| C12 | Telecommunications Infrastructure | | ✓ | | Minor editing changes are required to add clarity. Policy includes reference to assessment of cumulative impact of individual proposals. |

Potential New Policies

| Proposed Name of Policy | Why Required? |
|--------------------------------|---|
| Dx: Amenity | To ensure the provision of adequate levels of amenity and will avoid adverse impacts on the amenity of neighbouring property. To establish a renewed focus on amenity to ensure the delivery of high quality places throughout the City, through the adequate provision of space standards in new residential development, such as internal floor space and external private amenity space. |
| Dx: Advertisements and Signage | Dedicated policy for adverts and signage required to address such proposals – in part currently outlined in SG: Shops and Signs however has a focus on traditional building/ contexts. The intention is to have a simple, short and overarching aspiration for all signage proposals to complement D1. |
| Dx: Windows and Doors | The existing Repair and Replacement of Windows and Doors supplementary guidance document is used frequently. The intention is to place the principles of the supplementary guidance into the local development plan to aid clarity and transparency. |
| Dx: Shopfront | The existing Shops and Signs supplementary guidance document is used frequently. The intention is to place the principles of the supplementary guidance into the local development plan to aid clarity and transparency. |

| | |
|---|--|
| | |
| H8: Residential Care Facilities | At present there is no policy that covers this type of development. A number of Opportunity Sites/ Masterplan areas could present opportunities for this kind of development during the next Plan period. With the changing demographics of the City it has been decided to consult on a proposed new policy for Care Homes; to include both new and existing developments. |
| H9: Student Accommodation Developments | At present there is no policy that covers this type of development. In recent years the City has seen an increased number of planning applications relating to this type of development. Though the trend has decreased since the adoption of the current LDP in 2017 it has been decided to consult on a proposed new policy for Student Accommodation; to include both new and existing developments. |
| H10: Houses in Multiple Occupation | At present there is no policy that covers this type of development. Consultation with community groups and Elected Members has shown a desire for a new policy in this topic area to ensure sustainable mixed communities. It has therefore been decided that a new policy will be consulted on for the next LDP. |
| NCx: City Centre Living | The City Centre Masterplan and Delivery Framework (CCMP) has a number of intervention areas and objectives, one of which is increasing the number of people who live in the city centre. The principle of city centre living is supported through the existing Harmony of Uses supplementary guidance. The intention is to place the principles of the Supplementary Guidance into the local development plan to aid clarity and transparency. |
| NCx: Evening and night time Economy | The city centre is an area of mixed uses, all with differing needs. The policy approach will list criteria for new or expansions of existing night time and evening economy activities. |
| NCx: Visitor Attractions and Facilities | Analysis of the pre-main issues consultation responses shows support for existing tourist attractions and promoting new facilities. The proposed Aberdeen City and Aberdeenshire strategic development plan also highlights the importance of tourism to the north east of Scotland. |
| NCx: Public Art Contribution | The city centre masterplan promotes cultural activities in the city centre, and events such as NuArt, Spectra, Look Again! have proved very popular since their inception. To assist in the continuation of this a public art contribution policy could be explored. |
| T3: Parking | The existing Transport and Accessibility supplementary guidance document is used frequently. In addition, the CCMP encourages the principle of 'zero parking' within the city centre. The intention is to place the principles of the |

| | |
|------------------------------------|--|
| | supplementary guidance and CCMP relating to 'zero parking' in the city centre, low-car parking, electrical vehicle charging and cycle parking into the local development plan, to aid clarity and transparency. |
| NE2: Green & Blue Infrastructure | This will be an amalgamation of existing policies NE1, NE3, NE4 and NE9. The content will be renamed NE2: Green & Blue Infrastructure. |
| NE3: Protecting Our Natural Assets | This will be an amalgamation of existing policies NE5 and NE8. The content will be renamed NE3: Protecting Our Natural Assets. |
| NE4: Water Environment | This will be an amalgamation of existing policies NE6 and NE7. The content will be renamed NE4: Water Environment. |
| NE5: Landscape | Existing Policy D2 will be renamed and part will sit within the Natural Environment policy chapter. This reflects the principle of the Policy which relates primarily to the safeguarding of the City's landscape. |

APPENDIX 2 – Potential Changes to Supplementary Guidance to the Aberdeen Local Development Plan 2017 and other Technical Advice Notes and Local Planning Advice

Considering potential reform to the Scottish Planning System, an assessment of existing supplementary guidance relating to both specific sites and policies has been undertaken. It is likely, following review of existing SG (policy and sites), Technical Advice Notes and other advice, that any text not proposed for inclusion within the LDP will have Planning Advice or Technical Advice status.

Supplementary Guidance: Policies

| Name | Change | | | Comments |
|---|--------|--------|--------|---|
| | None | Update | Remove | |
| The Repair and Replacement of Windows and Doors | | ✓ | | Proposed new policy in the local development plan. Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Shops and Signs | | ✓ | | Proposed new policy in the local development plan. Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Big Buildings | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Stonecleaning | | ✓ | | Policy principles will be added to D5: Our granite heritage. Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Temporary Buildings | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Landscape | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Energetica | | | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Householder Development Guide | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |

| | | | | |
|--|---|---|---|---|
| The Sub-division and Redevelopment of Residential Curtilages | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Conversion of Buildings in the Countryside | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. There may be the requirement to incorporate this document in a larger 'Conversions to residential TAN' - see the Potential New Technical Advice Notes/Planning Advice section. |
| Hierarchy of Centres | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. The document is complex at present. Small changes may be required to add clarity. |
| Union Street Frontages | | | ✓ | The principles are proposed to be moved into the plan, with an appendix showing the subsections and target retail percentages. |
| Harmony of Uses | | ✓ | | Proposed to add text to Policy NC2: City Centre Retail Core and Union Street. Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Serviced Apartments | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Children's Nurseries | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Planning Obligations | | ✓ | | Working under the current legislative framework, it is proposed to retain as statutory supplementary guidance. Changes may be required to methodology of contributions as advised by relevant consultees. |
| Affordable Housing | ✓ | | | Working under the current legislative framework, it is proposed to retain as statutory supplementary guidance. |
| Gypsy/Traveller Sites | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Transport and Accessibility | | ✓ | | Proposed to add text to Policy T2: Sustainable Transport and Policy T3: Parking (new policy). The document is lengthy and complex at present. Major changes may be required to add clarity. Considering potential reform to the Scottish Planning System, it is likely |

| | | | | |
|--------------------------------------|--|---|--|---|
| | | | | the document will become non-statutory planning guidance. |
| Air Quality | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Noise | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Natural Heritage | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Trees and Woodlands | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Flooding, Drainage and Water Quality | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Green Space Network and Open Space | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Resources for New Development | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. Policy principles will be added to R6: Waste Management Requirements for New Development |
| Wind Turbine Developments | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |

Supplementary Guidance: Sites

| Name | Change | | | Comments |
|--|--------|--------|--------|---|
| | None | Update | Remove | |
| Bay of Nigg Development Framework | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Bridge of Don AECC Development Framework | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Countesswells Development Framework & Phase 1 Masterplan | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Dubford Development Framework | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Friarsfield Development Framework | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Former Davidson's Mill Development Framework & Masterplan | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Grandhome Development Framework | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Kingswells (Prime Four) Development Framework & Phase 1 Masterplan | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Kingswells (Prime Four) Phases 2 & 3 Masterplan | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |

| | | | | |
|--|--|---|---|---|
| Kingswells (Prime Four Expansion) OP63 Development Framework | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Maidencraig Masterplan | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Newhills Development Framework | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Oldfold Development Framework & Masterplan | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Persley Den/Woodside Masterplan | | ✓ | | Propose a 'Plan on a page' to be added to the local development plan outlining the overarching principles and aims of the site, with infrastructure requirements, phasing, development plots. |
| Rowett North AECC Development Framework | | ✓ | | Considering potential reform to the Scottish Planning System, it is likely the document will become non-statutory planning guidance. |
| Stoneywood Development Framework & Masterplan | | | ✓ | Site will be completed by 2019. No requirement to retain as supplementary guidance. |
| West Huxterstone Masterplan | | | ✓ | Site will be completed by 2020. No requirement to retain as supplementary guidance. |

Technical Advice Notes/Planning Advice

| Name | Change | | | Comments |
|--|--------|--------|--------|---|
| | None | Update | Remove | |
| Aberdeen Harbour Development Framework | | ✓ | | Prepared 2012. Minor editing updates required to reflect current national, regional and local planning policy. |
| Balgownie Centre, Bridge of Don Planning Brief | | | ✓ | Prepared 2005. Planning permission granted (with legal agreement) June 2013, notice of initiation submitted May 2016. |
| Bon Accord Baths | | ✓ | | Prepared 2009. The document requires updating. |
| Broadford Works Design Brief | | | ✓ | Prepared 2001. The site has planning and listed building consent. Brief is no longer required. |
| Conservation Areas for Conservation Character Appraisals and Management Plan | ✓ | | | Prepared 2012. |
| Denburn Valley Planning Brief | | | ✓ | Prepared 2004. Site forms one of the intervention areas of the City Centre Masterplan. Brief superseded and is no longer required. |
| Fire Station Site, North Anderson Drive Planning Brief | | | ✓ | Prepared 2005. Site now vacant and owned by a housing association. Brief is outdated and the site is of a scale to require a masterplan as part of any new proposal. |
| Hillhead Campus Planning Brief | | | ✓ | Prepared 2003. Conditional planning permission granted on part of the site in 2016. Brief is outdated and the site is of a scale to require a masterplan as part of any new proposal. |
| Murcar Development Framework | | ✓ | | Planning Permission for large proportion of the site approved. The document requires updating to reflect current national, regional and local planning policy |

| | | | | |
|---|---|---|---|---|
| Pinewood Hazledene Planning Brief | | ✓ | | Prepared 2004. Planning permission granted (with legal agreement) June 2013. The document requires updating to reflect current national, regional and local planning policy. |
| River Don Corridor Framework | | ✓ | | Prepared 2012. The document requires updating to reflect current national, regional and local planning policy. |
| Robert Gordon University City Centre Campus Planning Brief | | ✓ | | Prepared 2012. St Andrew Street section has been converted and is operational as a hotel. The document requires updating to reflect current national, regional and local planning policy. |
| Station Gateway Development Brief | | ✓ | | Site forms one of the intervention areas of the City Centre Masterplan. Prepared 2016. The document requires updating to reflect current national, regional and local planning policy. |
| St Peters Nursery Site Redevelopment Brief | ✓ | | | Prepared 2016. No updates required. |
| Aberdeen Masterplanning Process | | ✓ | | Prepared 2010. The document requires updating. |
| Design Review Panel | | | ✓ | Prepared 2012. The Design Review Panel has been disbanded therefore there is no requirement for the document. |
| Specifications for and use of traditional wet dash lime harling | | | ✓ | No publication date. Delete as Technical Advice Note. Information may be used in the production of additional advice in the future. |
| Repair and Reinstatement of cast iron railings | | ✓ | | No publication date. The document requires updating. |
| Retail Impact Assessments | | ✓ | | No publication date. The document requires updating to reflect current national, regional and local planning policy. |
| Natural Heritage | | ✓ | | No publication date. The document requires updating to reflect international, national, regional and local planning policy. |
| Student Accommodation | | ✓ | | Prepared 2015. The document requires updating to reflect current national, regional and local planning policy and documents. |

| | | | | |
|------------------|--|---|--|---|
| Aberdeen Airport | | ✓ | | Prepared 2015. The document requires updating to reflect current national, regional and local planning policy. |
|------------------|--|---|--|---|

Potential New Technical Advice Notes/Planning Advice

| Proposed Name | Why Required? |
|------------------------------------|---|
| Loirston Development Framework | Last of the masterplan sites. |
| Lighting of buildings | The City Centre Masterplan has a lighting strategy: Aberdeen in Colour. A guidance note on how to light buildings would be helpful. |
| How to carry out recording surveys | It would be helpful to have a guidance note outlining what is expected within a survey. HES guidance is out of date. |
| Conversions to residential living | The City Centre Masterplan has a city centre living strategy. It would be helpful to have a guidance note on this; it could focus on different areas; Union Street, West End Office Area and rework the conversion of steading SG |
| Other documents required? | Travel plan? Open space design guide? Landscape? |

APPENDIX 3 – Use of Policies in Decisions, Appeals and Local Review Bodies

Scottish Government policy guidance advises that evidence is required to inform plan-making, justify the plan's content, and provide a baseline for later monitoring. It is highlighted that information gathering and analysis should serve efficient high quality plan making.

The following tables seek to provide evidence and analysis to inform plan making. In doing this it sets out the use of each of the policies and proposals of the Aberdeen LDP 2017 in planning, listed building and advertisement consent decisions and appeals over the period January 20 2017 to July 31 2018. The tables provide evidence of the frequency of use of each of the policies and proposals, in both decisions (delegated and committee) and appeals. This information provides an indication of the use of these policies and proposals over the plan period and has been used to inform the preparation of the Monitoring Statement.

Please note these statistics do not take into account decisions that are not Council decisions, i.e. listed building consents when the building is Council owned, those applications which have been withdrawn either by the Council or by the applicant, permitted development and notifications (demolitions).

| Policy LR1 – Land Release Policy | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 3 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 14 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Total | | | 22 | 0 |

| Policy LR2 – Delivery of Mixed Use Communities | | | | |
|---|----------------------------|------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Conditionally | Delegated | Approve Conditionally | 3 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Total | | | 4 | 0 |

| Policy D1 – Quality Placemaking By Design | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 742 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 464 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 9 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 16 | - |
| Refuse | Delegated | Refuse | 86 | 13 |
| Approve Unconditionally | Committee | Approve Unconditionally | 6 | - |
| Approve Unconditionally | Committee | Refuse | 1 | 1 |
| Approve Conditionally | Committee | Approve Conditionally | 14 | - |
| Approve Conditionally | Committee | Refuse | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 3 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Approve Time Limited | Committee | Approve Time Limited | 1 | - |
| Refuse | Committee | Refuse | 8 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 1355 | 14 |

| Policy D2 – Landscape | | | | |
|------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 6 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 41 | - |

| | | | | |
|-------------------------|-----------|-------------------------|-----------|----------|
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 2 | - |
| Refuse | Delegated | Refuse | 12 | 2 |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 7 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 3 | - |
| Total | | | 75 | 2 |

| Policy D3 – Big Buildings | | | | |
|----------------------------------|----------------------------|------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Conditionally | Delegated | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Total | | | 4 | 0 |

| Policy D4 – Historic Environment | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 223 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 259 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 44 | 7 |
| Approve Unconditionally | Committee | Approve Unconditionally | 2 | - |

| | | | | |
|-----------------------|-----------|-----------------------|------------|----------|
| Approve Conditionally | Committee | Approve Conditionally | 11 | - |
| Approve Conditionally | Committee | Refuse | 2 | - |
| Refuse | Committee | Refuse | 2 | - |
| Total | | | 548 | 7 |

| Policy D5 – Our Granite Heritage | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 26 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 83 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |
| Refuse | Delegated | Refuse | 13 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 4 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 1 | - |
| Total | | | 131 | 0 |

| Policy NC1 – City Centre Development – Regional Centre | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 29 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 30 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 2 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Total | | | 65 | 0 |

| Policy NC2 – City Centre Retail Core and Union Street | | | | |
|--|--|--|--|--|
|--|--|--|--|--|

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 18 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 13 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 1 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Total | | | 36 | 0 |

| Policy NC3 – West End Shops and Cafes | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 3 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 3 | - |
| Total | | | 6 | 0 |

| Policy NC4 – Sequential Approach and Impact | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 4 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 3 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Total | | | 12 | 0 |

| Policy NC5 – Out of Centre Proposals | | | | |
|---|--|--|--|--|
|---|--|--|--|--|

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 3 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Total | | | 7 | 0 |

| Policy NC6 – Town, District, Neighbourhood and Commercial Centres | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 22 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 18 | - |
| Refuse | Delegated | Refuse | 2 | 1 |
| Approve Conditionally | Committee | Approve Conditionally | 5 | - |
| Total | | | 47 | 1 |

| Policy NC7 – Local Shop Units | | | | |
|--------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 3 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 5 | - |
| Total | | | 8 | 0 |

| Policy NC8 – Retail Development Serving New Development Areas | | | | |
|--|----------------------------|-----------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Conditionally | Delegated | Approve Conditionally | 1 | - |
| Total | | | 1 | 0 |

| Policy NC9 – Beach and Leisure | | | | |
|---------------------------------------|--|--|--|--|
|---------------------------------------|--|--|--|--|

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Total | | | 1 | 0 |

| Policy I1 – Infrastructure Delivery and Planning Obligations | | | | |
|---|----------------------------|------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Conditionally | Delegated | Approve Conditionally | 8 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 6 | - |
| Refuse | Delegated | Refuse | 4 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 3 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 1 | - |
| Total | | | 26 | 0 |

| Policy T1 – Land for Transport | | | | |
|---------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 3 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 2 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Total | | | 6 | 0 |

| Policy T2 – Managing the Transport Impact of Development | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 52 | - |

| | | | | |
|------------------------|-----------|-------------------------|------------|----------|
| Approve Conditionally | Delegated | Approve Conditionally | 129 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 9 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 5 | - |
| Refuse | Delegated | Refuse | 20 | - |
| Approve Conditionally | Committee | Approve Conditionally | 10 | - |
| Approve Conditionally | Committee | Refuse | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 5 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Approve Time Limited | Committee | Approve Time Limited | 1 | - |
| Refuse | Committee | Refuse | 5 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 240 | 0 |

| Policy T3 – Sustainable and Active Travel | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 10 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 63 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 4 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 4 | - |
| Refuse | Delegated | Refuse | 5 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 6 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |
| Approve Conditionally | Committee | Refuse | 1 | - |

| | | | | |
|------------------------|-----------|--------|------------|----------|
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 10 | - |
| Total | | | 107 | 0 |

| Policy T4 – Air Quality | | | | |
|--------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 15 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 4 | - |
| Refuse | Delegated | Refuse | 1 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 3 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Total | | | 28 | 0 |

| Policy T5 – Noise | | | | |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 11 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 45 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 4 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 1 | - |
| Refuse | Delegated | Refuse | 5 | - |
| Approve Conditionally | Committee | Approve Conditionally | 13 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |

| | | | | |
|------------------------|-----------|--------|-----------|----------|
| Approve Conditionally | Committee | Refuse | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Total | | | 83 | 0 |

| Policy B1 – Business and Industrial Land | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 49 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 23 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 2 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 1 | - |
| Refuse | Delegated | Refuse | 3 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 1 | - |
| Total | | | 80 | 0 |

| Policy B2 – Specialist Employment Areas | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 6 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 2 | - |
| Total | | | 8 | 0 |

| Policy B3 – West End Office Area | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 10 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 13 | - |
| Refuse | Delegated | Refuse | 4 | - |

| | | | | |
|-----------------------|-----------|-----------------------|-----------|----------|
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Total | | | 29 | 0 |

| Policy B4 – Aberdeen Airport | | | | |
|-------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 16 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 14 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 3 | - |
| Total | | | 35 | 0 |

| Policy B5 – Aberdeen Harbour | | | | |
|-------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 1 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 5 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Time Limited | Committee | Approve Time Limited | 1 | - |
| Total | | | 11 | 0 |

| Policy B6 – Pipelines, Major Hazards and Explosives Storage Sites | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 3 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 3 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |

| | | |
|--------------|----------|----------|
| Total | 8 | 0 |
|--------------|----------|----------|

| Policy H1 – Residential Areas | | | | |
|--------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 494 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 247 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 54 | 6 |
| Approve Unconditionally | Committee | Approve Unconditionally | 3 | - |
| Approve Unconditionally | Committee | Refuse | 1 | 1 |
| Approve Conditionally | Committee | Approve Conditionally | 9 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Approve Time Limited | Committee | Approve Time Limited | 1 | - |
| Refuse | Committee | Refuse | 8 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 826 | 7 |

| Policy H2 – Mixed Use Areas | | | | |
|------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 30 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 56 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |

| | | | | |
|------------------------|-----------|------------------------|------------|----------|
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 6 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Total | | | 100 | 0 |

| Policy H3 – Density | | | | |
|----------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 13 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Total | | | 18 | 0 |

| Policy H4 – Housing Mix | | | | |
|--------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 12 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Total | | | 17 | 0 |

| Policy H5 – Affordable Housing | | | | |
|---------------------------------------|--|--|--|--|
|---------------------------------------|--|--|--|--|

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 8 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 6 | - |
| Refuse | Delegated | Refuse | 5 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 1 | - |
| Total | | | 24 | 0 |

Policy H6 – Gypsy and Traveller Caravan Sites

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-----------------|------------------|--------------------------|
| Total | | | 0 | 0 |

Policy H7 – Gypsy and Traveller Requirements for New Residential Developments

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-----------------------|------------------|--------------------------|
| Approve Conditionally | Delegated | Approve Conditionally | 1 | - |
| Total | | | 1 | 0 |

Policy CF1 – Existing Community Sites and Facilities

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 13 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 10 | - |
| Approve Conditionally | Committee | Approve Conditionally | 3 | - |
| Approve Conditionally | Committee | Refuse | 2 | - |

| | | |
|--------------|-----------|----------|
| Total | 28 | 0 |
|--------------|-----------|----------|

| Policy CF2 – New Community Facilities | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 3 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Total | | | 6 | 0 |

| Policy NE1 – Green Space Network | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 9 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 28 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 5 | 1 |
| Approve Unconditionally | Committee | Approve Unconditionally | 4 | - |
| Approve Conditionally | Committee | Approve Conditionally | 4 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 3 | - |
| Total | | | 41 | 1 |

| Policy NE2 – Green Belt | | | | |
|--------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 26 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 42 | - |

| | | | | |
|-------------------------|-----------|-------------------------|-----------|----------|
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 7 | 4 |
| Approve Unconditionally | Committee | Approve Unconditionally | 5 | - |
| Approve Conditionally | Committee | Approve Conditionally | 3 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |
| Refuse | Committee | Refuse | 1 | - |
| Total | | | 89 | 4 |

| Policy NE3 – Urban Green Space | | | | |
|---------------------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 12 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 13 | - |
| Refuse | Delegated | Refuse | 2 | 2 |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 2 | - |
| Total | | | 32 | 2 |

| Policy NE4 – Open Space Provision in New Development | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 10 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 1 | - |

| | | | | |
|------------------------|-----------|-----------------------|-----------|----------|
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Total | | | 18 | 0 |

| Policy NE5 – Trees and Woodlands | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 12 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 67 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |
| Refuse | Delegated | Refuse | 12 | 2 |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 6 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 3 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Refuse | Committee | Refuse | 4 | - |
| Total | | | 110 | 2 |

| Policy NE6 – Flooding, Drainage and Water Quality | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 8 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 67 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 4 | - |
| Approve Time Limited | Delegated | Approve Time Limited | 2 | - |
| Refuse | Delegated | Refuse | 9 | - |

| | | | | |
|-------------------------|-----------|-------------------------|------------|----------|
| Approve Unconditionally | Committee | Approve Unconditionally | 3 | - |
| Approve Conditionally | Committee | Approve Conditionally | 10 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 3 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 5 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 113 | 0 |

Policy NE7 – Coastal Planning

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 2 | - |
| Approve Conditionally | Committee | Approve Conditionally | 3 | - |
| Total | | | 6 | 0 |

Policy NE8 – Natural Heritage

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 6 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 22 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 1 | - |
| Total | | | 37 | 0 |

| Policy NE9 – Access and Informal Recreation | | | | |
|--|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 6 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 1 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Approve Unconditionally | Committee | Approve Unconditionally | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 2 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 1 | - |
| Total | | | 17 | 0 |

| Policy R1 – Minerals | | | | |
|-----------------------------|----------------------------|-----------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Conditionally | Committee | Approve Conditionally | 1 | - |
| Total | | | 1 | 0 |

| Policy R2 – Degraded and Contaminated Land | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 10 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |
| Refuse | Delegated | Refuse | 1 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |

| | | | | |
|------------------------|-----------|------------------------|-----------|----------|
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 2 | - |
| Total | | | 21 | 0 |

Policy R3 – New Waste Management Facilities

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|--------------------|---------------------|----------|-----------|-------------------|
| Total | | | 0 | 0 |

Policy R4 – Sites for New Waste Management Facilities

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|-------------------------|---------------------|-------------------------|-----------|-------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 1 | - |
| Total | | | 1 | 0 |

Policy R5 – Energy from Waste

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|--------------------|---------------------|----------|-----------|-------------------|
| Total | | | 0 | 0 |

Policy R6 – Waste Management Requirements for New Development

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|-------------------------|---------------------|-------------------------|-----------|-------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 9 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 60 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 6 | - |
| Refuse | Delegated | Refuse | 10 | - |
| Approve Conditionally | Committee | Approve Conditionally | 5 | - |
| Approve Conditionally | Committee | Refuse | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 3 | - |

| | | | | |
|------------------------|-----------|-------------------------|------------|----------|
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 4 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 101 | 0 |

Policy R7 – Low and Zero Carbon Buildings

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|-------------------------|---------------------|-------------------------|-----------|-------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 40 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 4 | - |
| Refuse | Delegated | Refuse | 10 | - |
| Approve Conditionally | Committee | Approve Conditionally | 3 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 3 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Refuse | 4 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 69 | 0 |

Policy R8 – Renewable and Low Carbon Generating Technologies

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|-------------------------|---------------------|-------------------------|-----------|-------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 3 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 8 | - |
| Total | | | 11 | 0 |

Policy CI1 – Digital Infrastructure

| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
|---------------------------|----------------------------|-------------------------|------------------|--------------------------|
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 10 | - |
| Approve Subject to S75 | Delegated | Approve Subject to S75 | 3 | - |
| Refuse | Delegated | Refuse | 7 | - |
| Approve Conditionally | Committee | Approve Conditionally | 2 | - |
| Approve Subject to S75 | Committee | Approve Subject to S75 | 1 | - |
| Approve Subject to S75 | Committee | Approve Conditionally | 1 | - |
| Approve Subject to S75 | Committee | Refuse | 1 | - |
| Refuse | Committee | Approve Unconditionally | 1 | - |
| Total | | | 28 | 0 |

| Policy CI2 – Telecommunications Infrastructure | | | | |
|---|----------------------------|-------------------------|------------------|--------------------------|
| Application Status | Delegated/Committee | Decision | Total no. | Allowed on Appeal |
| Approve Unconditionally | Delegated | Approve Unconditionally | 2 | - |
| Approve Conditionally | Delegated | Approve Conditionally | 10 | - |
| Refuse | Delegated | Refuse | 2 | - |
| Total | | | 14 | 0 |