

# Appendix 1

## Aberdeen City Local Development Plan Examination

### Recommendations by Issue Number

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p>01 VISION, SPATIAL STRATEGY AND LAND RELEASE POLICY LR1</p>	<ol style="list-style-type: none"> <li>1. In paragraph 1.1.1 on page 10 replace “2040” with 2045</li> <li>2. Insert the following additional paragraphs before paragraph 3.18 in the text following Policy LR1 and renumber the subsequent paragraphs accordingly: <p>The housing land supply can be drawn from a number of sources. Policy LR1 at Part A supports the maintenance of a 5 year effective supply of housing land at all times (in the relevant 10 year period to 2032). This is to provide a supply of land sufficient to meet the housing land requirement as established in the strategic plan. It is recognised above that there is a shortfall in terms of those sites specifically identified to meet the strategic allowance. Consequently Policy LR1 stresses the importance of working pro-actively to manage and deliver the established land supply including those sites where there is potential for development but a current lack of evidence to demonstrate delivery in the relevant timeframe to 2032.</p> <p>Part B above indicates that land identified for the longer term from 2033-40 is held in reserve pending a review of the local development plan. A new local development plan would in any event be anticipated around the mid-point of the 10 year period given impending changes to the planning system. This will result in the replacement of the strategic development plan context with that to be established through the new National Planning Framework. That process will review future housing land requirements for the area. This process will provide an early opportunity to further consider the contribution of sites, including urban capacity sites, to the housing land supply. This is particularly important in the circumstances where the extent of new allowance sites identified through this local development plan falls short of that envisaged by the current strategic plan.</p> </li> <li>3. In Policy LR1 Part A after the first sentence insert: <p>There is also a further reserve supply of urban capacity land as identified in Appendix 1 where the principle of development is supported if current constraints can be addressed.</p> <p>The council will work with developers, service providers and other partners to maintain the 5 year supply of effective housing land at all times along with the supply of employment land.</p> </li> <li>4. In Policy LR1 Part A delete the last sentence and replace with:</li> </ol>	<p>31</p>

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	<p>Any proposal for partial development of an allocated site or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.</p> <p>5. In Policy LR1 Part B delete the second last sentence and replace with:</p> <p>Any proposal for partial development of a site allocated in these phases or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.</p>							
02 HOUSING LAND	<p>1. Delete paragraph 3.4 and replace with new paragraph 3.4 and 3.5 below:</p> <p>3.4 The Aberdeen City and Shire Strategic Development Plan 2020 establishes the requirements for housing and employment land in the period to 2032. Proposals are already progressing or in the pipeline for much of the land that will accommodate these requirements. For housing Table 2 below sets out the land requirement up to 2032. Most of this requirement will be met through established sites. However there is a remaining requirement for a smaller additional allowance to be identified through this current local development plan. This is to supplement the housing land supply with a focus on sites that are deliverable within the timeframe to 2032. There will also be a continued emphasis on meeting the needs of the whole community including through the provision of affordable housing in line with the targets as established in the strategic plan. Monitoring and review of the contribution of the land supply in delivering affordable housing will be important in this respect.</p> <p>Table 2 Strategic Housing Land Requirement and Land supply – Aberdeen City (2019)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Housing Land requirement 2016-2032</th> <th style="text-align: center;">Assumed contribution from the established land supply 2016-2032*</th> <th style="text-align: center;">Additional Housing Land Requirement 2020-32**</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">21,450</td> <td style="text-align: center;">16,719</td> <td style="text-align: center;">5,107</td> </tr> </tbody> </table> <p>* Programming and assumptions based on the 2019 housing land audit                      ** new requirement as established in the Aberdeen City and Shire Strategic Development Plan 2020</p>	Housing Land requirement 2016-2032	Assumed contribution from the established land supply 2016-2032*	Additional Housing Land Requirement 2020-32**	21,450	16,719	5,107	76
Housing Land requirement 2016-2032	Assumed contribution from the established land supply 2016-2032*	Additional Housing Land Requirement 2020-32**						
21,450	16,719	5,107						

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	<p>3.5 All the major greenfield sites from the previous Local Development Plan 2017 have approved Masterplans and a number are already delivering homes. A range of other established sites are anticipated to contribute to the requirements set out in Table 2 above. Much of the work in dealing with the complexities of larger sites has been completed. The section in this plan entitled "Growing Aberdeen" explains the expansion areas that were identified previously. These proposals are carried over into this plan where indicative diagrams and key principles are set out for Countesswells, Grandhome, Greenferns, Loirston, Maidencraig and Newhills.</p> <p>2. In paragraph 3.5 at the end of the first sentence delete "as set out in the proposed strategic development plan 2018" and replace with "Table 3 above sets out the allocation for housing and employment in the plan period and in the longer term to 2040".</p> <p>Note This change requires the consequent renaming of Table 2 Strategic Development Plan Housing and Employment Land Figures as "Table 3 Housing and Employment Land Allocations up to 2040"</p> <p>3. In paragraph 3.7 delete "potentially all sites not identified as being effective in the 2019 Housing Land Audit (HLA) could be counted towards the allowances for 2020-2032" and replace as follows:</p> <p>The strategic plan states that this local development plan must identify additional allocations for the period 2020-2032 which are deliverable within this timeframe. The council has considered opportunities to reuse brownfield land and to utilise the current "constrained" supply in the first instance. However through the examination of this plan it was concluded that it may not prove realistic to rely so heavily on sites where there is uncertainty around known constraints. Some sites that were to be relied on have remained constrained since before 2019 without any clear change in circumstances to indicate why they would now prove deliverable. However, no replacement or additional sites were recommended as suitable for inclusion in the local development plan at this time.</p> <p>4. Replace the table following paragraph 3.7 as follows:</p> <p>The identified new allowance includes the following:</p> <ul style="list-style-type: none"> <li>• A small contribution from remaining greenfield land in the 2017 Aberdeen Local Development Plan which was not included in the 2019 audit- 42 units.</li> <li>• A contribution from brownfield sites as included in the 2019 Brownfield Urban Capacity Study –</li> </ul>	

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	<p>Listed in Appendix 1 of the proposed plan with an estimated capacity of 2032 units over the period to 2032.</p> <ul style="list-style-type: none"> <li>• A new housing allocation as set out in Table 3 below with capacity for around 1465 units which includes a mix of brownfield and greenfield opportunities.</li> </ul> <p>5. Delete paragraph 3.8 and replace as follows:</p> <p>That leaves a potential shortfall in the new housing land allowance of some 1568 units. However Scottish Planning Policy places the focus on the maintenance of a five year land supply drawing from all sources. There is remaining potential through urban capacity sites as set out in Appendix 1 subject to known constraints being timeously addressed. There is also further potential capacity on land as included in Appendix 2. In addition there is a demonstrated history of significant completions on windfall sites. There is a reasonable expectation that other sites particularly those associated with the City Centre masterplan area will contribute in the plan period. This indicates that other sources of housing land have potential to enable the future maintenance of the 5 year effective supply. Policy LR1 and its supporting text are also relevant in this respect.</p> <p>6. Delete the following sites from Table 3 and move to Appendix 1 with the stated capacity in brackets.</p> <p style="padding-left: 40px;">OP35: Summerfield House Eday Road (99)  OP37 Woodend Hospital (213)  OP83 Urquhart Building, City Hospital (25)</p> <p>7. Delete OP53 Tillyoch Perterculter (250) homes from Table 3, Appendix 2 and the proposals map.</p> <p>8. With the exception of OP35, OP37, OP53 and OP83 include the indicative site capacities in Table 3 as shown in Figure 6 above.</p> <p>9. Amend Appendix 1 to:</p> <p>1) show the indicative capacity for all sites and to include the opportunity site reference number where applicable;</p>	

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	<p>2) Show those sites as set out above at paragraph 55 with the indicative capacity in brackets and with a link (*) to a footnote to be included at the end of the table.</p> <p>3) Add the following footnote to Appendix 1 linked to those sites with indicative capacity shown in brackets only:</p> <p>Those sites with capacity shown in brackets were identified through the Urban Capacity Study 2020 and as new housing allocations. However there is unresolved uncertainty as to their potential to be deliverable by 2032. Consequently they are not counted as part of the strategic allowance as set out in Chapter 3 of the plan. Nevertheless they are retained in the plan given their urban capacity potential if and when constraints can be resolved.</p> <p>Note: The above should be read with the recommendations in Issue 1 which include changes to Policy LR1 and its supporting text. These changes respond to the particular issues raised in representation on that policy but also include wording consequent to my conclusions and recommendations above.</p>	
03 ALLOCATED SITES AND GENERAL AREA STRATEGY BRIDGE OF DON GRANDHOME	<p>1. For OP8 – East Woodcroft North and OP9 – Grandhome_add the following to the other factors column in Appendix 2:</p> <p>Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p>	102
04 ALTERNATIVE SITES BRIDGE OF DON GRANDHOME	No changes are recommended.	129
05 ALLOCATED SITES AND GENERAL AREA STRATEGY DYCE, BUCKSBURN AND WOODSIDE	<p>1. In the “Other Factors” column OP17 – Former Bucksburn Primary School delete the reference to “healthcare”.</p> <p>2. For OP14 – Cordyce School, OP17 Former Bucksburn Primary School, OP20 – Craibstone South, OP21 – Rowett South and OP22 – Greenferns Landward add the following to the other factors column of Appendix 2:</p> <p>Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p>	146

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06 ALTERNATIVE SITES DYCE, BUCKSBURN AND WOODSIDE	No changes are recommended.	153
07 ALLOCATED SITES AND GENERAL AREA STRATEGY KINGSWELLS AND GREENFERNS	<p>1. For OP28 - Greenferns and OP33 – Greenferns; OP31 - Maidencraig South East and OP32 - Maidencraig North East; and OP111 - Skene Road, Maidencraig add the following in the other factors column of Appendix 2:</p> <p>Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p>	170
08 ALTERNATIVE SITES KINGSWELLS AND GREENFERNS	No changes are recommended.	200
09 ALLOCATED SITES AND GENERAL AREA STRATEGY COUNTESSWELLS	No changes are recommended.	207
10 ALTERNATIVE SITES COUNTESSWELLS	No changes are recommended.	233
11 ALLOCATED SITES AND GENERAL AREA STRATEGY: DEESIDE	<p>1. For OP47 – Edgehill, modify the name of the site from “Edgehill Road” to “Edgehill”.</p> <p>2. For OP52 – Malcolm, Road, add the following to the column headed ‘other factors’ of Appendix 2 of the Local Development Plan for this site:</p> <p>“Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required.”</p> <p>3. For OP53 – Tillyoch, remove this allocation from the proposed plan.</p> <p>4. For OP109 – Woodend, add the following to the column headed ‘other factors’ of Appendix 2 of the Local Development Plan for this site:</p>	318

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	<p>"Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required.</p>	
<p>12 ALTERNATIVE SITES DEESIDE</p>	<p>1. Bid Site B0942 - Milltimber South and Former OP114 should be added to Appendix 2 Opportunity Sites of the proposed plan. It should be identified for mixed use with an indicative allocation of 60 dwellings and 225 square metres of ancillary retail/office Space. The following text should be added to the 'other factors' column of the table:</p> <p>"Mixed use opportunity. A Flood Risk Assessment and/or Drainage Impact Assessment may be required. Development proposals will require to take account of links to the green network, effects on landscape and presence of features listed on the Sites and Monuments Record. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions."</p>	<p>412</p>
<p>13 ALLOCATED SITES AND GENERAL AREA STRATEGY LOIRSTON AND COVE</p>	<p>1. For OP46 Royal Devenick Park include the following in Appendix 2 Other Factors</p> <p>A masterplan is required and proposals should address:</p> <ul style="list-style-type: none"> <li>i) the definition of the developable area in order to protect woodland, including native woodland, and address the nature conservation interests of the site including the future protection and management of those interests;</li> <li>ii) native planting to establish a new green belt boundary and to reinforce the natural feature of the Leggart Burn; and</li> <li>iii) the detail of how safe and sustainable access and public transport linkages are to be achieved.</li> </ul>	<p>451</p>

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	<p>2. For OP46 Royal Devenick Park and OP59 Loirston include the following in Appendix 2 Other Factors:</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	
14 ALTERNATIVE SITES LOIRSTON AND COVE	No changes are recommended.	465
15 ALLOCATED SITES CITY CENTRE AND URBAN	<p>1. In Appendix 2 OP95 add the following text in the "Other Factors" column:</p> <p>To promote enhanced pedestrian and other linkages to Union Street and the wider City Centre in order to support the objectives of the Aberdeen City Centre Masterplan and Delivery Programme.</p> <p>2. In Appendix 2 OP96 add the following text in the "Other Factors" column</p> <p>To promote streetscape improvements at Castlegate and Justice Street in order to support the objectives of the Aberdeen City Centre Masterplan and Delivery Programme.</p> <p>3. In Appendix 2 for OP82 - Dunbar Halls of Residence, Don Street add the following text in the "Other Factors" column</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>4. In Appendix 2 OP99 add the following text in the "Other Factors" column</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>5. In Appendix 2 OP106 - Torry Waterfront add the following in the "Other Factors" column:</p>	495

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	Consider improvements to the riverside park and promenade.	
16 CITY CENTRE GENERAL; ALTERNATIVE SITES: CITY CENTRE AND URBAN	No changes are recommended.	511
17 ALLOCATED SITE OP56 AND OP61: ENERGY TRANSITION ZONE, AND OP62: BAY OF NIGG, OP64: FORMER NESS TIP	<p>I recommend that the following modifications be made:</p> <p>1. In Appendix 2 in the right hand column headed: "Other Factors", the penultimate sentence for OP56 which commences "Other issues which need to be addressed....." should be modified to read:  "Other issues which need to be addressed include water quality and habitats associated with the East Tullos Burn, heritage impacts, recreational access, habitat connectivity, compensatory planting and landscape buffering with residential areas."</p> <p>2. The following text should be added after "joint masterplan needed for OP56, OP61 and OP62":</p> <p>"The joint masterplan for OP56, OP61 and OP62 should consider the following matters:</p> <ul style="list-style-type: none"> <li>• The extent of the developable area within the B5 Energy Transition Zone zoning;</li> <li>• Areas which should remain undeveloped and the extent of any buffer zones;</li> <li>• Mitigation measures to ensure the continued viability of linear habitats including the East Tullos Burn, recreation and core path network;</li> <li>• Options for the use of the wastewater treatment plant;</li> <li>• Measures to avoid, minimise, mitigate, and compensate potential impacts on biodiversity / greenspace that will ensure at least no net-loss of biodiversity across the masterplan area." </li></ul>	577
18 POLICIES WB1, WB2, WB3, WB4, WB5: HEALTH AND WELLBEING	No changes are recommended.	589
19 POLICY NE1: GREEN BELT	1. In policy NE1 (Green Belt) amend criterion c) to read:	598

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	<p>"c) is for the extraction of minerals that meets an established need, if no other suitable site is available, or quarry restoration; or"</p>	
<p>20 POLICY NE2: GREEN AND BLUE INFRASTRUCTURE</p>	<ol style="list-style-type: none"> <li>1. In policy NE2, under the 'Urban Green Space' subheading, amend the first sentence of the second paragraph to read: "Exceptions may be made when a suitable alternative and equally convenient...".</li> <li>2. In policy NE2, under the 'Urban Green Space' subheading, in the bracketed text in the first sentence after "sports pitches" add "outdoor sport facilities".</li> <li>3. In policy NE2, under the 'Urban Green Space' subheading, add the following sentence after the first sentence of the second paragraph:  "Where proposals would affect an outdoor sports facility, development may also be acceptable where it would be ancillary to and/or not affect its current and potential principal use for sport and training; or a clear excess of provision is demonstrated."</li> </ol>	<p>612</p>
<p>21 POLICY NE3: OUR NATURAL HERITAGE</p>	<ol style="list-style-type: none"> <li>1. In the section entitled 'Designated Sites and Protected Species' of Policy NE3 – Our Natural Heritage replace the first paragraph with:  Development not directly connected with or necessary to the conservation management of a European Site (Special Area of Conservation and Special Protected Area) and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will be subject to an Appropriate Assessment. Where it cannot be ascertained that the development would not adversely affect the integrity of the site it will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest, and compensatory measures are provided to ensure that the overall coherence of the European Site network is protected.</li> <li>2. Replace the term 'Natura site(s)' with "European site(s)" in the first, second and third sentences in paragraph 6.26.</li> </ol>	<p>618</p>

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22 POLICY NE4: OUR WATER ENVIRONMEN	<p><u>Policy NE4 – Our Water Environment</u></p> <p>Flood Risk &amp; Management</p> <ol style="list-style-type: none"> <li>1. Add in “on site or elsewhere” after flooding at point 1.</li> <li>2. Replace “access to waterbodies for maintenance” at point 3 with “watercourses to be maintained as or restored to naturalised channels wherever possible with riparian buffer strips including for maintenance access and erosion prevention”.</li> <li>3. Replace “that would have a significantly damaging effect on the landscape character, built and historic environment, infrastructure and natural heritage interests within or adjacent to a waterbody” with “unless flood protection measures to an appropriate standard are a planned measure in a current flood risk management plan” at point 4.</li> <li>4. Add in “and for water compatible uses.” after the word “reasons” in the second paragraph first sentence. In the same paragraph second sentence add in “not” between the words “to” and “impede”. Add in at end of this paragraph “Measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.”</li> <li>5. Replace “is likely to” with “may”, ‘or’ with “at risk of flooding, add in “if there is an increase in land use vulnerability compared to the existing land use” after flooding all in the first sentence of the third paragraph.</li> <li>6. Add in “and supported by a flood risk assessment” after “possible” in the third sentence, add in “as demonstrated in a flood risk assessment” after “flood risk” in the fourth sentence and delete “the word “demonstrably” in the fifth sentence, all in the fourth paragraph.</li> </ol> <p>Foul Drainage &amp; Water Quality</p> <ol style="list-style-type: none"> <li>7. Replace the words “in sewered areas” with “within the settlement boundary” in the first sentence. Delete the second sentence.</li> </ol> <p>Surface Water Drainage</p> <ol style="list-style-type: none"> <li>8. Add “which details how surface water quality and quantity will be managed” at the end of the first sentence in the second paragraph. Delete “DIAs should detail how surface water will be managed” at the</li> </ol>	626

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	<p>end of the second paragraph.</p> <p>Coastal Developments</p> <p>9. Add in after flooding “(as demonstrated in a topographical survey showing that the development lies above the 200 year flood level plus additional allowances for climate change and freeboard);” at point 1 in the second paragraph.</p> <p>10. Delete point 2 in the second paragraph and points 3 and 4 to be renumbered 2 and 3 respectively.</p> <p>Surface Water Drainage paragraphs 6.35 &amp; 6.36</p> <p>11. Replace “managing” with “mitigating” in the first sentence of paragraph 6.35.</p> <p>12. Replace “to provide” with “which will incorporate” in the first sentence of paragraph 6.36.</p>	
23 POLICY NE5: TREES AND WOODLAND	<p>1. Add “through the production of a forestry and woodland strategy” after “trees” in the second sentence of paragraph 6.43.</p> <p>2. At the end of paragraph 6.41 “Ancient woodlands are of particular importance for nature, not just because of the trees, but for soil structure and diversity of flora created over time. Once destroyed, Ancient Woodlands cannot be recreated so particular emphasis is placed on their protection and management.”</p> <p>3. In Policy NE5 in the second paragraph after the first sentence insert “Particular emphasis is placed on the protection and ongoing management of Ancient Woodlands”.</p>	640
24 POLICIES D1, D2, D3: DESIGN	No changes are recommended.	653
25 POLICIES D4 AND D5: LANDSCAPE	No changes are recommended.	658
26 POLICIES D6 AND D7: HISTORIC ENVIRONMENT	1. Replace “historic environment assets” with “historic environment, historic assets, and heritage assets” in paragraph two and four of Policy D6 – Historic Environment.	667

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	<p>2. In the glossary of terms insert:</p> <p>"Historic environment: The historic environment is the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand."</p>	
27 POLICIES R1, R3 AND R5: MINERALS, CONTAMINATED LAND, AND WASTE	<p>1. Add "and policy" after "guidelines" in point 2 of Policy R1- Minerals.</p> <p>2. Add "In this context the council will seek to support the maintenance of a land-bank of permitted reserves for construction aggregates of at least 10 years through existing quarry reserves and the criteria based Policy R1- Minerals" at the end of paragraph 8.1.</p> <p>3. Add "or other financial guarantee options set out in the Heads of Planning Scotland position statement (2018) on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites" after "Quarry Products Association's Restoration Guarantee Scheme" at point 4 in Policy R1 – Minerals.</p>	674
28 POLICIES R6, R7 AND R8: EFFICIENT AND RENEWABLE DEVELOPMENTS	<p>1. Add 'energy' between 'the' and 'requirements' in the last sentence of paragraph 8.17.</p> <p>2. Add "the energy requirements" between "with" and "Policy in the section entitled Low and Zero Carbon Generating Technologies in Policy R8".</p> <p>3. Add "and financial viability" between "feasibility" and "report" in the first sentence of the third paragraph of Policy R8 -Heat Networks.</p>	690
29 POLICIES H3 AND H4: MEETING HOUSING AND COMMUNITY NEEDS	No change is recommended.	702
30 POLICIES H5, H6, H7 AND H8: AFFORDABLE HOUSING, GYPSY AND TRAVELLER SITES, STUDENT	<p>1. Delete the last two paragraphs of Policy H8 and replace as follows:</p> <p>Proposals will also be assessed as to whether the cumulative concentration of HMO's would be excessive</p>	720

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ACCOMMODATION AND HOUSES IN MULTIPLE OCCUPATION	<p>(in the context of the consequent proportion of HMO's relative to other residential properties and any resultant detriment to the established residential character and amenity of the area). Within areas of concern due to excessive concentration further provision is unlikely to prove acceptable.</p> <p>2. In the section Aberdeen Planning Guidance delete the current un-numbered paragraph and replace with:</p> <p>Aberdeen Planning Guidance will provide mapping and analysis to confirm existing areas of concern due to excessive concentrations of HMO'S (currently anticipated where HMO'S comprise 12-15% of the total housing stock based on an appropriate area definition such as single Small Data zones or Census output areas). This guidance will assist the implementation of Policy H8.</p>	
31 POLICIES CF1 AND CF2: COMMUNITY FACILITIES	<ol style="list-style-type: none"> <li>1. Add "Cultural facilities such as theatres and music venues" as a fifth bullet point in Policy CF1.</li> <li>2. Add "or becomes surplus to current or anticipated future requirements" after the word "use" in paragraph 9.34.</li> <li>3. Add "fall out of use or" after the word "building" in the first sentence of the fourth paragraph of Policy CF1.</li> </ol>	724
32 POLICIES VC1, VC2, VC3, VC4, VC5, VC6 AND VC7: VIBRANT CITY	<ol style="list-style-type: none"> <li>1. In Policy VC3 insert the following paragraph after Tier 5: Commercial Centres.  Proposals should address a sequential town centre first approach followed by accessible edge of centre sites and then Commercial Centres.</li> <li>2. In policy VC3 amend the section on proposals for significant footfall generating uses on edge of centre sites to read:  Proposals for significant footfall generating development on an edge-of- centre site will not be supported</li> </ol>	742

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	<p>unless:</p> <p>1) no suitable site for the proposal is available or is likely to become available in a reasonable time in a town centre (including the city centre);</p> <p>2) the proposal is well-connected to the associated centre; and</p> <p>3) the proposal would have been appropriate (in terms of use and scale) had it been able to be located within that centre.</p>	
33 POLICIES VC8, VC9, VC11 AND VC12: SUPPORTING CENTRES	<p>1. Delete the repetition in Policy VC9(2) and replace "no adverse effect" with "no significant adverse effect".</p> <p>2. In Policy VC9 (3) change the wording qualitative and quantitative to read "qualitative or quantitative".</p>	749
34 POLICY I1: INFRASTRUCTURE DELIVERY AND PLANNING OBLIGATIONS	<p>1. Amend the table entitled 'Infrastructure requirements from masterplan zones' on pages 41-43, by replacing the text under the 'Health' subheading as follows:</p> <p>(a) For Dubford and Cloverhill (OP10 and OP2), replace the current text with: "Extension to existing health facilities to support General Medical Services and additional dental capacity. An additional pharmacy facility may also be required".</p> <p>(b) For Grandhome (OP9) replace the current text with: "New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities will also be required."</p> <p>(c) For Stoneywood replace the current text with: "New Health Centre to support General Medical Services and additional dental capacity. An additional pharmacy facility may also be required".</p> <p>(d) For Newhills Expansion (OP20, OP21 and OP22) replace the current text with:</p>	770

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	<p>"New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities will also be required".</p> <p>(e) For Greenferns (OP28 and OP33) replace the current text with: "New Health Centre to support General Medical Services and additional dental capacity. Additional pharmacy facilities may also be required".</p> <p>(f) For Oldfold (OP48) replace the current text with: "Extension to the existing Health Centre to support the General Medical Services for the increased population in the Peterculter community".</p> <p>(g) For Loirston (OP59) replace the current text with: "Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cove community and additional dental capacity. Additional pharmacy facilities will also be required".</p> <p>2. In paragraph 11.5 add the word "other" in front of "community facilities".</p> <p>3. Replace the last sentence of paragraph 11.6 with the following text: "Key infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Section 4. Other forms of infrastructure may also be required in the Masterplan Zones in order to comply with other relevant policies, such as provision of green and blue infrastructure and community facilities."</p> <p>4. After the first sentence of paragraph 11.6 add the following sentence: "A guide for developers on the masterplanning process will be set out as Aberdeen Planning Guidance."</p> <p>5. Add the following text to the end of the first sentence in Appendix 3: "as will a guide for developers on the masterplanning process."</p> <p>6. In Appendix 4 add a new subheading "Masterplanning", and beneath this add a bullet point and the following text: "A guide for developers on the masterplanning process"</p>	

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
35 POLICIES T1, T2, T3: TRANSPORT AND ACCESSIBILITY	1. In Policy T3 – Parking, under the sub-heading 'Alternative Fuel Vehicle Infrastructure', amend the second sentence so that it begins "Details of requirements for ...".	806
36 POLICY CI1: DIGITAL INFRASTRUCTRE	No changes are recommended	809
37 POLICIES B1, B2, B3: SUPPORTING BUSINESS AND INDUSTRY, AIRPORT	No changes are recommended	818
38 POLICIES B4, B5, B6: HARBOUR, ENERGY TRANSITION AND PIPELINES	<p>I recommend that the following modifications be made:</p> <p>1. Delete paragraph 12.17 and replace with:</p> <p>"The Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 sets a target date for net-zero emissions of Scotland's greenhouse gases by 2045 and supports a transition to low / zero-carbon investment and infrastructure. A major contributor to the journey to net zero will be the rapid delivery of ScotWind and Innovation and Targeted Oil and Gas (INTOG) leasing programmes. ScotWind is the leasing of areas of seabed around Scotland for the development of offshore windfarms with INTOG enabling the decarbonisation of the Oil and Gas extraction process. There is potential for up to 25GW of new generating capacity to be developed over the next 10 years through ScotWind. Such projects offer opportunities within the construction, operation and maintenance, and supply chain sectors generating very significant investment and job opportunities. The Scottish Government estimates that the projects are expected to secure significant funds in supply chain investment for every 1GW of capacity proposed. A considerable number of these projects are within 100 nautical miles of Aberdeen. Aberdeen is ideally placed geographically to capitalise on energy transition opportunities. It also has the skills and workforce to support diversification of the energy sector. Ensuring best use of these regional assets will help to safeguard the city region's economic future. The construction of Aberdeen South Harbour creates the opportunity to accommodate location specific renewable energy transition developments that capitalise on supporting the rapid delivery of offshore developments."</p>	833

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
39 ENVIRONMENTAL REPORT: STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATIONS APPRAISAL	No changes are recommended.	849
40 MISCELLANEOUS	No changes are recommended.	859
41 GLOSSARY AND APPENDICES 1- 5	<p>1. Amend the definition of Regional Centre (City Centre) including the Retail Core to read:</p> <p>The central area of Aberdeen (as defined on the Proposals Map) which provides a broad range of facilities and services that markets and serves a citywide or regional market.</p> <p>2. Amend the definition of Sequential Approach to read:</p> <p>This applies a sequential town centre first approach to uses that generate significant footfall, followed by edge of town centre, other centres identified in the plan and then accessible out of centre locations. For major shopping or other facilities serving a citywide or regional market the city centre will assume primacy.</p> <p>3. Amend the definition of Town Centre to read :</p> <p>Town centres are defined on the proposals map and provide a range of facilities and services that market and serve the town but not a citywide or regional market.</p> <p>4. For all entries in Appendix 2 that have a standard requirement regarding Habitat Regulation Appraisal (HRA) in relation to the River Dee Special Area of Conservation (SAC) the wording should be amended to read as follows:</p> <p>This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions.</p> <p>5. Where recommended in the Environmental Report (CD 0159) insert the following in the “other factors”</p>	874

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>column of Appendix 2 :</p> <p>Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>6. Replace all references in Appendix 2 to “Natura Site(s)” with “European Site(s)”.</p> <p>7. Amend Appendix 2 to include the following text in the Other Factors column of sites- OP3, OP6, OP11, OP12, OP17, OP20, OP21, OP22, OP29, OP40, OP65, OP75 and OP95 :</p> <p>A flood risk assessment will be required.</p> <p>8. Amend Appendix 2 in relation to OP51 to delete “demonstrating acceptable consequences” and to add:</p> <p>The proposal should demonstrate that the Culter Burn is protected.</p> <p>9. Amend Appendix 2 to include the following text in the Other Factors column of sites OP47, OP49, OP50, OP61, OP100, OP106, OP110 and OP112:</p> <p>A flood risk assessment may be required.</p> <p>10. Amend Appendix 2 to include the following text in the Other Factors column for sites OP3, OP7, OP66, OP81, OP91 and OP116.</p> <p>A Drainage Impact Assessment will be require</p>	
42 CITY WIDE PROPOSALS MAPS	No changes are recommended.	878