



# **George Street Draft Mini Masterplan Strategic Environmental Assessment Environmental Report**



**September 2023**

# CONTROL SHEET

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# NON- TECHNICAL SUMMARY

## Introduction

The Strategic Environmental Assessment (SEA) of the draft George Street Mini Masterplan has been carried out by EnviroCentre, on behalf of Aberdeen City Council.

A SEA is required for the draft George Street Mini Masterplan under the Environmental Assessment (Scotland) Act 2005. The SEA has been carried out alongside the development of the draft George Street Mini Masterplan and seeks to ensure that, once adopted, the George Street Mini Masterplan contributes positively to the high level of environmental protection now expected by the Scottish Government. The SEA seeks to ensure that potential significant effects on the environment of implementing the George Street Mini Masterplan, and of reasonable alternatives, are identified, described, evaluated and taken into account before the George Street Mini Masterplan is adopted.

To support the public consultation on the draft George Street Mini Masterplan and the potential effects on the environment of its implementation, an Environmental Report, which documents the SEA process and outcomes, is required under the SEA legislation. This Non-Technical Summary of the Environmental Report is also required to facilitate wider consultation.

## Consultation on Draft George Street Mini Masterplan

The Strategic Environmental Assessment Environmental Report was issued to the SEA Gateway on **10 July 2023** for distribution to statutory consultees (Historic Environment Scotland, NatureScot and SEPA). Consultee responses were received on **23 August 2023** (refer to Appendix B)

Responses to the consultation on the draft George Street Mini Masterplan and its potential effects on the environment were sent to: [nmcdowell@aberdeencity.gov.uk](mailto:nmcdowell@aberdeencity.gov.uk) OR

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## Online Consultation August 9th August – 10th September 2023

In accordance with the Environmental Assessment (Scotland) Act 2005, Section 16 Consultation Procedures, a Notice advertising that the Draft Environmental Report, and associated non-technical summary, was placed in the Aberdeen Evening Express newspaper on Wednesday 8th August.

The Notice advised that for a period of four weeks, between 9th August and 10th September 2023 the documents would be hosted online using the Aberdeen City Council CitizenSpace webpage and interested party opinion was sought on the content of the Draft Environmental Report. The Environmental Report illustrates what are considered to be 'significant' environmental impacts to the environment of the masterplan area, or the mitigation measures considered necessary, should the recommended projects be implemented. The consultation did not generate any responses.

## Background to the George Street Mini Masterplan

The George Street Mini Masterplan highlights the main issues for development in the George Street Mini Masterplan area and sets out scenarios for how these will be dealt with, including consideration of existing and new sites. The draft George Street Mini Masterplan sets out a Vision and a series of Objectives and Actions for regenerating the George Street area.

## **Integration of the SEA with the George Street draft Mini Masterplan - development process & engagement with stakeholders**

Whilst the George Street Mini Masterplan's development process was not explicitly subject to SEA from the outset, several SEA type activities were undertaken by Aberdeen City Council and their consultants during the preparation of the George Street Mini Masterplan including community consultation and engagement. These activities played a key role in informing the early development of the George Street Mini Masterplan in advance of the formal SEA process.

The SEA process began in October 2022 and since then has been undertaken in parallel with the development of the draft George Street Mini Masterplan with the interaction between the SEA team and the George Street Mini Masterplan team.

### **SEA overview**

The SEA aims to inform the draft George Street Mini Masterplan development process. It is important to note that the draft George Street Mini Masterplan is a high-level plan and as such, the approach taken to the SEA has been of a high-level assessment. This SEA is not intended to address issues that should be considered during the assessment of lower-level plans or complementary strategies which may support the implementation of the George Street Mini Masterplan.

### **SEA Screening**

Aberdeen City Council screen plans to determine whether a SEA for the plan should be undertaken. When a plan is likely to have significant (i.e., negative, damaging, large or long-lasting) effects on the environment, the Council will undertake a SEA. (If the effect is not significant, no further action is taken and a pre-screening report would be prepared). In this case, it was determined by the Council that the environmental effects of the George Street Mini Masterplan will potentially be significant and therefore a full SEA is required, therefore, a formal Screening Opinion was not sought from the SEA Gateway.

### **Scoping the level of detail for the assessment**

The approach to the SEA of the draft George Street Mini Masterplan initially involved determining the level of detail of the SEA to ensure it was appropriate to the draft George Street Mini Masterplan (called 'Scoping'). A SEA Scoping Report was produced and issued to SEA Gateway on 13<sup>th</sup> January 2023 for consultation. Consultee comments received 17<sup>th</sup> February 2023. The Scoping Report presented the findings of the initial consideration of the potential environmental effects of the draft George Street Mini Masterplan. It included information on the environment relevant to the development of the draft George Street Mini Masterplan (environmental baseline information) and a proposed approach to assessing the environmental effects of the draft George Street Mini Masterplan.

The responses to the Scoping Report were taken into account to inform and adapt the approach to the development of the George Street Mini Masterplan and the undertaking of the assessment of the George Street Mini Masterplan's potential effects on the environment (Appendix A). The responses to the Scoping Report consultation provided comments on an initial review of relevant plans, programmes, strategies and associated environmental protection objectives to which the George Street Mini Masterplan and the SEA would need to refer. A list of environmental protection objectives (termed 'SEA objectives') were identified under nine environmental topics, which would be appropriate for the George

Street Mini Masterplan to work towards. The SEA Objectives used as a framework for the assessment of the George Street Mini Masterplan are included below in Table 1.

Within Table 1 we have attempted to align air, noise and climate objectives as they are related in terms of sources and impacts and ideally should not be considered in isolation. Air quality is also considered under 'Population and Human Health' given it is a public health issue as well as an environmental consideration.

**Table 1: Environmental Receptors, SEA Objectives and Questions**

SEA Topic	SEA Objectives	Questions
<b>Biodiversity</b> <b>(Flora and fauna)</b>	Protect or conserve and, where possible, restore and enhance biodiversity and valued nature conservation habitats and species.	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• conservation objectives of International, National or local designations?</li> <li>• populations of protected species, their habitats and resting places or roosts?</li> <li>• wider biodiversity, i.e., non-designated/protected sites and species?</li> <li>• existing green network and habitat connectivity?</li> <li>• opportunities for enhancement or expansion of the green network and wider habitat connectivity?</li> <li>• the protection and enhancement of urban trees?</li> </ul>
<b>Population and Human Health</b>	To protect and enhance quality of life, including maintaining and improving opportunities to access public open space and the natural and historic environment	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• the provision of housing and employment opportunities to meet identified needs?</li> <li>• the provision of appropriate services and community facilities to meet identified needs?</li> <li>• residential amenity, including noise?</li> <li>• access to open spaces, recreational facilities and active travel routes?</li> <li>• access to the historic environment?</li> </ul>
<b>Water</b>	To protect and enhance the ecological status of the water environment	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• the ecological status of identified water bodies:</li> <li>• surface water run-off</li> <li>• flood risk in the local and/or wider areas?</li> </ul>
<b>Soil</b>	To maintain or improve soil quality, quantity and function and prevent any further degradation of soils	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• contaminated land?</li> <li>• Impact on existing topsoil and/or subsoils?</li> </ul>
<b>Air</b>	To improve or maintain air quality and reduce emissions of significant pollutants	To what extent will the Mini Masterplan be likely to reduce/increase air quality, in terms of: <ul style="list-style-type: none"> <li>• carbon emissions?</li> <li>• levels of Nitrous Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>)?</li> </ul>
<b>Climatic Factors</b>	To reduce greenhouse gas emissions and increase resilience to the consequences of climate change	To what extent will the strategy or policy promote: <ul style="list-style-type: none"> <li>• renewable energy technologies and energy efficiency?</li> <li>• sustainable transport and active travel?</li> <li>• future-proofing of new development?</li> <li>• Green infrastructure provision?</li> </ul>
<b>Cultural heritage</b>	Protect, conserve and enhance the historic environment.	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• Listed Buildings, Scheduled Monuments, Archaeological sites, Conservation Areas</li> </ul>

		and Gardens and Designed Landscapes and their settings?
<b>Landscape</b>	Protect and enhance landscape character, local distinctiveness and promote access to the wider environment.	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• the landscape character and setting of settlements?</li> </ul>
<b>Material Assets</b>	To reduce waste and promote the sustainable use of resources	To what extent will the Mini Masterplan affect: <ul style="list-style-type: none"> <li>• waste from new development?</li> <li>• the re-use of previously developed land and buildings?</li> <li>• the delivery of renewable energy development?</li> </ul>

To set the context within which the draft George Street Mini Masterplan will need to operate, the SEA Objectives were used to support the identification of potential significant environmental issues and used as a framework for establishing the environmental baseline against which the effects of the implementation of the draft George Street Mini Masterplan would be assessed. Through this process, some initial monitoring indicators were identified for measuring the progress of the Draft George Street Mini Masterplan towards achieving the SEA Objectives.

## Description of the Proposed Draft George Street Mini Masterplan

The draft George Street Mini Masterplan will serve as a strategy document used by Aberdeen City Council to guide the future development of the George Street area. The draft George Street Mini Masterplan will not be adopted as Supplementary Planning Guidance, but rather will be a Council-approved strategy, and will be assimilated into a recalibrated City Centre and Beach Masterplan. These documents will be material considerations in the assessment of any future planning applications for development within the George Street area.

It is proposed that, following the approval of the draft George Street Mini Masterplan by the Council, detailed planning applications within the George Street area would be submitted, while the public realm aspects will be progressed by the Council under statutory powers, as previously confirmed by Committees. It is important to stress that the draft George Street Mini Masterplan sets out principles and parameters to be followed and will not be ‘set in stone’ or represent a final design solution for the George Street area or any of the constituent developments. The document will outline a potential phasing strategy for the prospective developments and interventions within the George Street area. Chapter 3 of the main report contains a description of the content of the draft George Street Mini Masterplan, and the different Scenarios and alternatives considered.

## Context of the Proposed Draft George Street Mini Masterplan

To guide the content of the draft George Street Mini Masterplan EnviroCentre has made use of high-level documents, statements and pieces of legislation to influence how the Council have prepared the draft Mini Masterplan which affects Aberdeen.

**Appendix C** of the SEA Environmental Report contains a list of all the relevant plans, programmes, strategies and policies which have a bearing on the draft George Street Mini Masterplan. contains a more detailed description of these.

## Environmental Baseline

We have collected information on the key characteristics of the environment in Aberdeen and the George Street area where information is available, to provide a snapshot of the state of the environment in the George Street area of Aberdeen at this time (**Chapter 4 and Appendix D**). We have also identified

several environmental issues in Aberdeen, and what the role of the draft George Street Mini Masterplan might be in addressing these problems. The challenges we must deal with include:

- Aberdeen has air quality issues and the Council has implemented three Air Quality Management Areas (AQMA's), the closest to the draft George Street Mini Masterplan area being the City Centre AQMA;
- Aberdeen releases significant amounts of CO<sub>2</sub> as a result of heating, driving vehicles among others. This is releasing CO<sub>2</sub> into the air and contributing to climate change;
- Past and present development have all affected soil and water quality;
- Dealing with waste also has implications for soils, water and climate;
- Aberdeen has a rich cultural heritage, but development could potentially put pressure on these resources;
- New development can put pressure on biodiversity; and
- The diversity of the Aberdeen population needs to be considered for future development. For example, there are a range of ages living in Aberdeen who seek services, retail facilities, open space and recreational facilities, therefore the draft George Street Mini Masterplan must cater for all, including people who live in the area.

The George Street neighbourhood is located towards the northern boundary of the City Centre & Beach Masterplan area. George Street itself runs North to South, forming a once historic key route between the city centre core and areas to the North of the city.

The area is defined to the south by the Bon Accord Centre, which does sever the historic connection to the City Centre. It is bounded to the south west by Robert Gordon College and Charlotte Street, by Gallowgate and North East of Scotland College (NESCOL) to the east, and Spring Garden to the north.

George Street hosts a diversity of uses which give the area its distinct character all of which sit within the wider context of Aberdeen's economy and cultural offer.

The main part of SEA is assessing the effect of the strategy, policies and supplementary guidance on the environment. A summary of our findings can be found in the table below:

SEA Topic	Impact of the Mini Masterplan
<p><b>Biodiversity (Flora and Fauna)</b></p>	<p>The overall effects of the draft George Street Mini Masterplan on biodiversity is generally positive and includes key "Design Principles" which indicate all new development will consider biodiversity. However, the demolition of the Norco House extension (Scenarios 1 and 2) and full demolition of Norco House and extensions (scenario 3) had the potential to disturb bats, therefore bat surveys are recommended before any works commencing.</p> <p>There are also potential biodiversity opportunities included within future potential interventions such as SUDs, blue/green infrastructure. There is also a commitment for tree and floral planting to enhance biodiversity (using native species where possible). Interventions include proposals for "green wall infrastructure", green pillars (stacked upright structures) etc.</p> <p>The Mini Masterplan also provides opportunities for bioretention verges and/or rain gardens with pollinator friendly perennial planting, semi-mature tree planting of pollution tolerant species.</p> <p>Removal of Norco House and/or the extension presents an opportunity to open up the area and provide additional green spaces.</p>
<p><b>Population and Health</b></p>	<p>The overall effects of the draft George Street Mini Masterplan on population and health are generally positive because the new development will provide access to retail/recreational/leisure facilities, improved infrastructure and potential new employment and economic opportunities.</p> <p>Traffic as a result of the Mini Masterplan will be managed to ensure the George Street area becomes a destination rather than a through route. Sustainable alternatives to car travel will be encouraged within the Min</p>

	<p>Masterplan, with active travel aiming to provide potential positive effects on human health.</p> <p>Promotion of sustainable travel will also aim to assist meeting City Centre air quality targets.</p> <p>There are opportunities for bioretention verges and/or rain gardens with pollinator friendly perennial planting, semi-mature tree planting of pollution tolerant trees with an upright habit such as <i>Tilia cordata</i> 'Geenspire' among others.</p> <p>The process of creating and delivering masterplan projects aims to create optimism, certainty, investment and improved general wellbeing. When founded in community engagement this should give greater place enjoyment, a sustainable place, and a liveable place.</p>
<b>Water</b>	<p>The overall effects of the draft George Street Mini Masterplan on water resources are also mixed. The "Design Principles" promote the use of Sustainable drainage systems (SUDS) and blue/green infrastructure. The provision of SUDS and blue/green infrastructure can provide opportunities for biodiversity gain. Flood and Drainage impact assessment will be required before development. It must be noted however, the area is historic and dense and therefore SUDS is a challenge to be assessed in context.</p>
<b>Soil</b>	<p>The Aberdeen City Council Contaminated Land Strategy (2016) states, "Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged as an important part of the Plan's strategy."</p> <p>The Mini Masterplan covers the area as described above, and as such, previous land uses may have had the potential to leach contaminants into the surrounding areas. Without knowing how contaminated material, if any, was dealt with when the site was first developed, it is not possible to discount the possibility that contaminated material will be encountered on site.</p> <p>The draft Mini Masterplan does not contain any specific guidance on the protection or enhancement of soils, which would be undertaken with specific greenspace proposals, however, measures are included within future projects such as retrofitted rain gardens, SuDS, and planting which filters out pollutants.</p>
<b>Air</b>	<p>The effects of the draft George Street Mini Masterplan on the environment are generally positive.</p> <p>The draft George Street Mini Masterplan "Scenarios" could increase economic activity, recreational activity etc. in the area, and could result in an increased number of vehicles on the roads which emit greenhouse gases. However, the Mini Masterplan includes key "Design Principles" to promote sustainable modes of transport such as walking, cycling and public transport. The Mini Masterplan aims to ensure the George Street area becomes a destination rather than a through route. Sustainable alternatives to car travel will be encouraged within the Mini Masterplan, with active travel aiming to provide potential positive effects on human health.</p> <p>The promotion of sustainable transport is also likely to benefit the Low Emission Zone (LEZ) the Mini Masterplan area sits to the north of the City Centre Air Quality Management Area (AQMA) and LEZ, and the promotion of sustainable travel aims to assist meeting City Centre air quality targets and LEZ objectives.</p>
<b>Climatic Factors</b>	<p>The overall effects of the draft George Street Mini Masterplan are generally positive. The draft George Street Mini Masterplan sets out the approach, pathway, and actions towards meeting Net Zero and climate-resilient assets and operations by 2045. As such, energy-efficient designs can be incorporated alongside renewable and low-carbon energy sources, with consideration provided on how further decarbonisation could be achieved in the future.</p>
<b>Cultural Heritage</b>	<p>The effects of the draft George Street Mini Masterplan on cultural heritage are generally positive, particularly the appreciation of listed buildings. The loss of Norco House and/or extensions is mixed. Two of the three options look to preserve the iconic Norco House. It should be noted that Historic</p>



	<p>Environment Scotland have previously been asked to consider this structure for listing. Following an assessment using the selection guidance it was found that the surviving two principal elevations (to George Street and to St Andrew Street) of Norco House met the criteria of special architectural or historic interest. However, the decision was not to list the building because of ongoing development proposals. The Design Principles indicate that heritage will be protected, and people’s understanding and enjoyment of it enhanced through the new developments and interventions.</p> <p>The Mini Masterplan strengthens the sense of place being proposed and the opportunities for new business to support old provide an opportunity to support cultural heritage.</p> <p>There is also potential to gain provisional floorspace in Norco House which can provide overspill exhibition space for the nearby Art Gallery, which adds an additional cultural heritage link in the vicinity.</p>
<p><b>Landscape / Streetscape</b></p>	<p>The overall effects of the draft George Street Mini Masterplan on the surroundings are mixed. Large-scale development scenarios, such as the demolition of the distinctive Norco House and extension (Scenario 3), which can be seen from several locations, could have a potentially negative effect on views and scenery and the character of the George Street Area.</p> <p>Option three does, however, including potential biodiversity opportunities within potential future interventions such as SUDs, blue/green infrastructure. There is also a commitment for tree and floral planting to enhance biodiversity (using native species where possible). Interventions include proposals for “green wall infrastructure”, green pillars (stacked upright structures) etc.</p> <p>The Mini Masterplan also provides opportunities for bioretention verges and/or rain gardens with pollinator friendly perennial planting, semi-mature tree planting of pollution tolerant species.</p> <p>Removal of Norco House and/ or the extension also presents an opportunity to open up the area and provide additional green spaces.</p> <p>Additional potential effects include installing green walls, living walls and other urban greening solutions as part of a neighbourhood wide urban greening strategy. This could focus on large scale blank gable ends and façades that are orientated to support green walls, with a secondary focus on smaller infill areas.</p>
<p><b>Material Assets</b></p>	<p>It is important to recognise George Street itself is a material asset within the City Centre boundary, and is being taken forward within the City Centre and Beach Masterplan refresh.</p> <p>The overall effect of the draft George Street Mini Masterplan is mixed. There are, for example, positive effects associated with the re-use of previously developed land and buildings.</p> <p>Scenarios may involve demolition works which will increase waste, however, there are opportunities to improve the management of resources and construction waste through the programme of works for example, through the development of Site Waste Management Plans.</p> <p>Delivery of renewable energy use is not discussed in detail within the draft Mini Masterplan, however, at the detailed design stage, there will be opportunities to incorporate energy efficiency into individual buildings, which could involve the use of heat pumps, passive heating, low emissivity, thermally efficient double-glazing, photovoltaic panels or thermal panels.</p> <p>There are also potential opportunities to link into the Aberdeen Heat and Power district heat network.</p>
<p><b>In summary</b></p>	<p>The assessment process found that all three scenarios could easily be considered successful, high-quality, potential design solutions, but will require more detail as redevelopment proposals. Overall the draft George Street Mini Masterplan has the potential to provide significant positive environmental effects across all three scenarios, in addition to specific place projects identified to improve the overall environmental conditions. Where these are mixed (i.e. positive and negative effects) there are opportunities which could be positive if the process to development and future interventions are comprehensively undertaken.</p>

**Chapters 5 and 6** of the SEA Environmental Report describe the approach to the assessment of the environmental effects and mitigation measures to help mitigate the negative (or enhance the positive) effects of the development Scenarios.

### **Chapter 7 Implementation and Monitoring the Draft George Street Mini Masterplan**

Monitoring the significant environmental effects of implementing the draft George Street Mini Masterplan is a fundamental part of the SEA process. The Environmental Assessment (Scotland) Act 2005 requires the significant environmental effects of a plan or programme to be monitored and that the Environment Report (this report) should include a description of measures 'envisaged' for monitoring the implementation of the plan. Chapter 7 of the SEA Environmental Report explains how significant negative and positive effects of the plan and provides a description of what will be monitored, how this can be undertaken and how often.

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# 1 BACKGROUND AND INTRODUCTION

## 1.1 Purpose of the Environmental Report and key facts

To meet its legislative requirements under the Environmental Assessment (Scotland) Act 2005 for the preparation of its draft George Street Mini Masterplan, Aberdeen City Council contracted EnviroCentre to prepare Strategic Environmental Assessment (SEA) Scoping and Environmental Reports. Aberdeen City Council will take into account the consultation responses and prepare the SEA Post-adoption Statement for publication with the final adopted George Street Mini Masterplan.

This Report constitutes an Environmental Report in accordance with the requirements of the Environmental Assessment (Scotland) Act (2005).

This section describes the purpose of SEA and the Environmental Report (ER), the background on the Aberdeen City Council draft George Street Mini Masterplan, the structure and content of this Environmental Report and where to locate relevant SEA statutory requirements by ER chapter. The ER as a whole is split into two distinct sections:

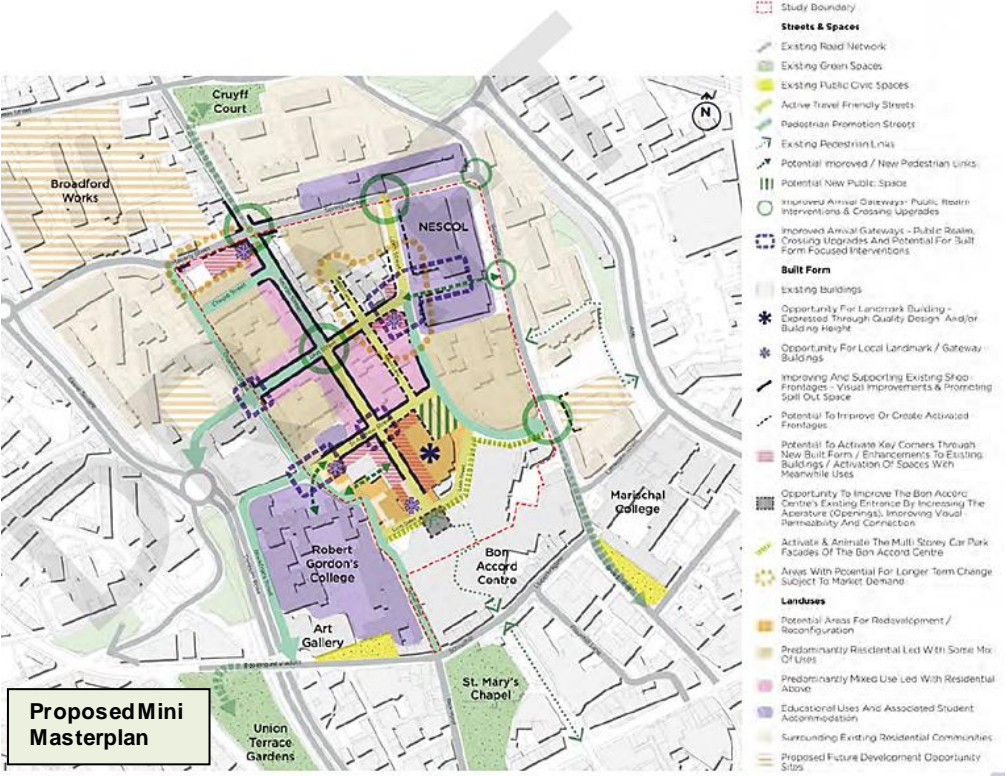
- **Chapters 1-3** provide information on the background to the draft George Street Mini Masterplan and describe the environmental, legislative and policy context within which it will operate once adopted. This contextual information informed the development of a bespoke approach to the assessment of the draft George Street Mini Masterplan's potential environmental effects. The approach taken to the SEA as a whole and, in particular, the assessment is described here also; and
- **Chapters 4-7** describe the outcomes of the assessment of the draft George Street Mini Masterplan, recommendations for improving its environmental performance and measures proposed to monitor its significant environmental effects.

In addition, there is a separate Non-technical Summary (NTS) which summarises the SEA of the draft George Street Mini Masterplan.

## 1.2 Key Facts

**Table 1-1: Key Facts relating to the George Street Mini Masterplan**

<b>Name of Responsible Authority</b>	Aberdeen City Council
<b>Title of the of the Plan/ Programme/ Strategy (PPS)</b>	Draft George Street Mini Masterplan
<b>What Prompted the PPS</b>	The purpose of the draft Mini Masterplan is to establish a clear vision, supporting objectives and set of development principles that will stimulate and support the delivery of incremental but transformational change for George Street, securing a range of economic, social and environmental benefits.
<b>Subject</b>	City Centre Masterplan Refresh & Beach Development Framework.
<b>Period Covered by the PPS</b>	Annual review of progress and delivery

<p><b>Frequency of Updates</b></p>	<p>This Mini Masterplan will ultimately form part of a wider recalibrated City Centre and Beach Masterplan which will be regularly reviewed to ensure Aberdeen City Council’s strategy for the City Centre and the Beach remains up to date and relevant, with a clear focus on delivery, for the portion of George Street identified.</p>
<p><b>Area covered by the PPS</b></p>	<p>The area identified for the Mini Masterplan is outlined below. The development of the masterplan will focus primarily within the study area.</p> <p>However, for wider benefits to be leveraged from the investment within the George Street area, the masterplan must acknowledge and respond to opportunities beyond the study boundary, understanding the influence of planned investment/development.</p> <p>The George Street neighbourhood is located towards the northern boundary of the masterplan area. George Street itself runs North to South, forming a once historic key link between the city centre core and areas to the North of the city. The area is defined to the south by the Bon Accord Centre, which serves the historic connection to the City Centre. It is bounded to the south west by Robert Gordon College and by Gallowgate, Spring Garden and North East Scotland College (NES).</p> <p>George Street hosts a diversity of uses which give the area its distinct character all of which sit within the wider context of Aberdeen’s economy and cultural offer.</p> 
<p><b>Purpose of PPS</b></p>	<p>The Mini Masterplan will put forward a strategy for the George Street area in the wider city centre context, complementing its existing strengths and building on recognised opportunities. The strategy for the area will be informed by a thorough understanding of place, with a strategy for change guided by a clear vision and objectives.</p> <p>It will focus predominantly on urban realm improvements but will also consider and suggest recommendations for more fundamental and widespread change (both physical and non-physical) across the study area informed by community and stakeholder consultations as well as in response to wider City Centre projects.</p> <p>It will set out regeneration projects identifying areas of change and supporting design aspirations. Supporting the Mini Masterplan is a list of projects that can be</p>

	<p>implemented, through a combination of public and private sector involvement to secure the vision and objectives of the Mini Masterplan.</p> <p>The Mini Masterplan will act as a tool to promote the following aspects;</p> <ul style="list-style-type: none"><li>• Consider the appropriate policy, cultural and physical fit for change;</li><li>• Engaging with the needs and ambitions of local residents, businesses and stakeholders;</li><li>• Establishing development potential (in the form of indicative sketches and scenarios) for areas of change;</li><li>• Mediating between a range of landowner and other stakeholder interests to realise areas of change;</li><li>• Promoting a vision for change that can stimulate market action;</li><li>• Celebrating and respecting the area's cultural heritage; and</li><li>• Engendering a sense of cooperation and coordination between different agents of change to deliver on the Mini Masterplan's spatial vision.</li></ul>
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## 2 SEA APPROACH

### 2.1 Overview of approach

This section summarises the overall approach to the SEA of the draft George Street Mini Masterplan. It follows the relevant legislation and draws on guidance, especially the Scottish Governments SEA Toolkit (Scottish Government guidance on Strategic Environmental Assessment (SEA), 2013), but the approach has been tailored to meet the specific needs of the assessment of the draft George Street Mini Masterplan.<sup>1</sup> After Aberdeen City Council screened the draft George Street Mini Masterplan internally and made a decision that SEA was required, the main stages of SEA undertaken have been:

- Setting the context, developing SEA objectives, establishing the environmental baseline and deciding on the scope;
- Assisting in the development and refinement of strategic alternatives and assessing the environmental effects of the draft George Street Mini Masterplan; and
- Preparing the Environmental Report;

Further to consultation on this Environmental Report and the draft George Street Mini Masterplan consultation comments will be collated and accounted for in the final decision-making stages. Once adopted, the significant environmental effects of the draft George Street Mini Masterplan will be monitored. Table 2-1 summarises the key tasks in the SEA of the draft George Street Mini Masterplan.

**Table 2-1: SEA Process summary**

Stage	Purpose	Tasks
Screening	Establish whether SEA is required	Aberdeen City Council determined there would be a requirement for SEA and went straight to Scoping
Scoping	Establish an appropriate level of detail for, and approach to, the SEA	<ul style="list-style-type: none"> <li>• Identify other relevant PPSs &amp; environmental protection objectives</li> <li>• Collect baseline information</li> <li>• Develop SEA Objectives</li> <li>• Identify environmental problems and sensitive areas</li> <li>• Consult on the scope of the SEA</li> </ul>
Assessment	To assess the likely environmental effects of the Plan and its alternatives	<ul style="list-style-type: none"> <li>• Test Plan objectives against SEA Objectives</li> <li>• Develop strategic alternatives</li> <li>• Predict and evaluate the effect of the Plan, including alternatives</li> <li>• Consider ways to mitigate adverse effects</li> <li>• Propose to monitor the environmental effects of the plan implementation</li> </ul>
Reporting	Prepare an Environmental Report on the SEA	Report the SEA process including the likely significant environmental effects of the Plan and its alternatives for consultation with the draft.
Consultation & Decision Making	To consult on the likely significant effects of the Plan and the proposed monitoring plan	<ul style="list-style-type: none"> <li>• Consult on the Environmental Report and Draft Plan</li> <li>• Assess significant changes</li> <li>• Decision-making and providing Information</li> </ul>
Monitoring	To monitor the likely significant effects of the plan and the proposed monitoring plan	<ul style="list-style-type: none"> <li>• Develop aims and methods for monitoring the significant environmental effects of the Plan</li> <li>• Respond to adverse effects of the Plan</li> </ul>

<sup>1</sup> <https://www.gov.scot/publications/strategic-environmental-assessment-guidance/> (Accessed 15/12/2022)



## 2.2 Relationship With Other PPS and Environmental Objectives

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the draft George Street Mini Masterplans relationships with other relevant PPS.

During the SEA Scoping stage, a review of relevant plans, programmes and strategies (PPS) was undertaken to help identify potential constraints and synergies that outside factors may place on the development and implementation of the draft George Street Mini Masterplan and vice versa. For example, the draft George Street Mini Masterplan has the potential to work towards delivering national and local level health objectives by supporting development that improves access to and encourages outdoor recreation.

In addition, the review of other relevant PPS was instrumental in identifying potential SEA objectives, assessment criteria and baseline information. These were considered and, where appropriate, incorporated into the SEA framework. A summary of the relationships between the draft George Street Mini Masterplan and the most relevant PPS is provided in Chapter 4 Environmental Protection Objectives, Baseline and Context. A full list of the PPS considered is provided in Appendix C.

## 2.3 Environmental Baseline and Issues/Problems Relevant to the Mini Masterplan

To enable an accurate assessment of the effects which the draft George Street Mini Masterplan could have, a review of the current state of the environment and the environmental issues/problems relevant to the Mini Masterplan area was developed for the scoping report and subsequently updated for the Environmental Report (Refer to Appendix D).

## 2.4 Strategic Environmental Assessment Activities and Engagement to date

Table 2-2 summarises the SEA activities to date concerning the draft George Street Mini Masterplan. Appendix A shows the comments received from the Consultation Authorities on the Scoping Report and what has been done to address them.

**Table 2-2: SEA activities to date**

SEA Action/Activity	When carried out
<b>Screening:</b> to determine whether the plan is likely to have significant environmental effects	Not required, the draft George Street Mini Masterplan qualifies under Section 5(3) of the Environmental Assessment (Scotland) Act 2005.
Early engagement with stakeholders	February/March 2022
Further engagement with stakeholders	Sept-Oct-Nov 2022
Assessing the relationships with other PPS through a PPS review and identification of the issues for the masterplan	November 2022
Identification of Environmental issues and environmental baseline data sets	November – December 2022
Developing the method for environmental assessment	November - December 2022
<b>Scoping:</b> Scoping sets out sufficient information on the draft George Street Mini Masterplan to enable the Consultation Authorities (Historic Environment Scotland, NatureScot and Scottish Environment Protection	Scoping report submitted to SEA Gateway 13 <sup>th</sup> January 2023

Agency) to form a view on the scope, level of detail and consultation period that would be appropriate.	Consultee comments received 17/02/2023
Environmental baseline established	December 2022 - January 2023
Review Scoping Consultation Comments	February 2023
Preparation of Environmental Report: An environmental assessment has been carried out on the issues and Scenarios set out in the draft George Street Mini Masterplan.	Environmental assessment carried out between January 2023 and Mid-February 2023
Publication and submission of Environmental Report to SEA Gateway	

The approach taken to stakeholder consultation and engagement involved both formal statutory consultation and also more informal consultation and engagement activities. The overall aim of the approach was to be as inclusive and transparent as possible given the timescales and other constraints.

As the development of the draft George Street Mini Masterplan unfolded, several consultation and engagement activities were undertaken. This was necessary to, on a more ad hoc basis, capture information, opinion and guidance from various stakeholder groups. Informal engagement and consultation was carried out using various approaches including presentations, workshops etc.

Refer to Chapter 2 of the draft *George Street Mini Masterplan* for details of Community and Stakeholder Engagement (Appendix H), and also Appendix I: "*George Street Mini Masterplan Consultation Analysis*".

## 2.5 SEA Methodology

In October 2022 EnviroCentre was commissioned to undertake the Strategic Environmental Assessment of the draft George Street Mini Masterplan.

### 2.5.1 Scoping the SEA

The scoping stage of the draft George Street Mini Masterplan SEA involved the following key tasks:

- Identifying how the draft George Street Mini Masterplan may influence and be influenced by other relevant Plans, Programmes and Strategies and environmental protection objectives;
- Collation of environmental baseline information related to the draft George Street Mini Masterplan and the environment likely to be affected;
- Developing SEA objectives, assessment criteria and significance criteria as a framework against which the potential environmental effects of the draft George Street Mini Masterplan were assessed;
- Identifying key environmental problems and sensitive areas relevant to the draft George Street Mini Masterplan and the George Street area; and
- Consulting on the proposed scope of the SEA.

### 2.5.2 Approach to scoping

Scoping is an iterative process and all tasks undertaken informed each other throughout their development and the early development of the draft George Street Mini Masterplan. Consultation on the SEA Scoping Report ran between 13<sup>th</sup> January 2023 and 17<sup>th</sup> February 2023 marking the point at which views were sought from the statutory Consultation Authorities detailed below on the proposed scope of the SEA.

- Scottish Environment Protection Agency (SEPA);

- NatureScot; and
- Historic Environment Scotland.

The Scoping Report was produced by EnviroCentre Ltd in collaboration with Aberdeen City Council between November 2022 and January 2023. It was supported by engagement with representatives from Aberdeen City Council and Turner & Townsend Consulting Limited during November 2022, and the outcome of these meetings informed the development of scoping tasks.

Appendix A includes the SEA scoping responses and how the scoping consultation responses have been incorporated into the approach to the SEA.

### **2.5.3 Collation of environmental baseline information**

An initial review of available environmental baseline data was undertaken during the scoping stage which sought to identify, as far as possible the following information (Refer to Appendix D):

- The current state of the environment;
- Past and likely future trends; and
- Key current environmental problems, sensitive areas and opportunities in the Aberdeen George Street area, particularly those of relevance to the development of the draft George Street Mini Masterplan.

The initial approach was to collate broad environmental information for all SEA topics:

- Biodiversity, Flora and Fauna;
- Population and Human Health;
- Water;
- Soil;
- Air;
- Climatic Factors;
- Cultural Heritage;
- Landscape; and
- Material Assets;

This informed the identification of key environmental issues and both these and the initial draft baseline were consulted on externally during the formal scoping consultation. As a consequence of the scoping consultation and subsequent informal engagement, potential environmental issues have emerged as being important in the area. The implications of these key issues are discussed in further detail in Section 3.

The SEA topics to be scoped in/out of this Environmental Report and the associated justification are provided in Table 2-3.

**Table 2-3: SEA Topics for Scoping**

SEA Topic	Scoped In	Scoped Out	Justification
Biodiversity, flora and fauna	✓		Development has the potential to positively and negatively affect habitats and species through loss of habitat and disturbance.
Population and human health	✓		The draft George Street Mini Masterplan incorporates open space, formal recreation and community facilities which offer potential benefits for the population such as employment, and health benefits.
Water	✓		Increased run-off from development areas may increase flood risk albeit SUDS/ green infrastructure measures are proposed.
Soil	✓		Without knowing the condition of the soils within the George Street area it is not possible to discount the possibility that contaminated material will be encountered on-site. Existing features such as car parking areas etc. could contain localised contamination and therefore any made ground encountered should be tested for chemical contaminants and dealt with accordingly.
Air	✓		New development may result in traffic at certain times of the day. These indirect effects may give rise to changes in local air quality and noise along affected routes.
Climatic factors	✓		Indirect effects on carbon emissions from increases buildings. The proposals offer an opportunity to build with very low carbon emissions through energy efficiency, insulation and microgeneration.
Cultural heritage	✓		There are listed buildings, within the area that the proposals have the potential to affect.
Landscape	✓		The proposed development has the potential for significant effects on landscape quality and character.
Material assets	✓		The proposals provide an opportunity for sustainable construction methods and materials to minimise waste. The draft George Street Mini Masterplan will enhance recreational and open space provision.

## 2.5.4 Alternatives

Schedule 3 of the Environmental Assessment (Scotland) Act (2005) requires that “reasonable alternatives” be considered. As the draft George Street Mini Masterplan included alternative scenarios, the assessment of reasonable alternatives was carried out at this stage and included in the Environmental Report.

## 2.5.5 Taking account of responses to the scoping consultation

The SEA Scoping Report was consulted on between 13<sup>th</sup> January and 17<sup>th</sup> February 2023. Consultation responses were received from the statutory Consultation Authorities; NatureScot, Scottish Environment Protection Agency and Historic Environment Scotland. Where practicable, these were accounted for in the revised approach to the SEA which is described in Appendix A which indicates how specific scoping responses were incorporated into the revised approach to the SEA.

## 2.5.6 Methodology for Assessing Environmental Effects

The framework for assessing the environmental effects of the draft George Street Mini Masterplan, both positive and negative, has been formulated from:

- the guidance in the Environmental Assessment (Scotland) Act (2005), specifically Schedule 3, which sets out the information required in the Environmental Report;
- the advice and example tables contained in the Scottish Government’s SEA Guidance (2013)
- the study of other Council plans, programmes and strategies that have been subject to SEA.

## 2.6 Predicting and evaluating the potential effects of the Draft George Street Mini Masterplan, including alternatives

The SEA Regulations require that the Environmental Report identifies, describes and evaluates the likely significant environmental effects of the draft George Street Mini Masterplan. The Environmental Report will also include measures to avoid, reduce or mitigate any significant effects of the draft George Street Mini Masterplan.

The draft George Street Mini Masterplan’s objectives and proposals will be assessed against the SEA objectives to be agreed through the scoping process. Significant environmental effects of the plan will be predicted to determine whether the draft George Street Mini Masterplan has negative, positive, uncertain or neutral effects.

In addition, the effects will further be evaluated to determine damage or otherwise to the receptors in relation to reversibility or irreversibility of effects, risks, duration (permanent, temporary, long-term, short-term and medium-term) and cumulative (direct, indirect, secondary and synergetic). Table 2-4 shows the assessment framework that will be used to assess the effects of the draft George Street Mini Masterplan. This will be reported in the Environmental Report.

Proposals will be assessed against the SEA Objectives, in accordance with the guidance in Planning Advice Note 1/2010

**Table 2-4: SEA significance criteria**

Score	Description
<b>Major positive effect (++)</b>	An action very likely to lead to significant improvement, or a series of long-term improvements, leading to large-scale and permanent benefits to the SEA objective being appraised. A major effect is also likely to have cumulative and indirect beneficial effects and is also likely to have positive transboundary effects.
<b>Positive effect (+)</b>	An action likely to lead to moderate improvement in both the short and long-term, leading to large-scale temporary, or medium-scale permanent benefits to the objective being assessed, Even when beneficial effects are felt to be temporary, they should not be easily reversible in the long-term (to detriment of the SEA Objective).
<b>Neutral effect (0)</b>	An action which is unlikely to have any beneficial or negative effects on the SEA objective being assessed in either the short or long-term. Neutral scoring should only be used when it is very unlikely that the effect will be neither positive or negative. A neutral score is not the same as uncertain where an appraiser is not sure if an effect is likely to be positive or negative, or 'mixed/. Where the appraiser feels that the effects are likely to be both positive and negative(see below for more details).
<b>Negative effect (-)</b>	An action is likely to moderate or loss in both the short and long-term, leading to a large-scale temporary, or medium-scale permanent negative effect on the objective. An action which may also have limited cumulative and indirect detrimental effects and/or limited degradation of conditions outside the specific strategy area. It is also likely that it will be possible to mitigate or reverse a minor negative effect through policy or project intervention.

<b>Major negative effect (-)</b>	<p>A scheme/measure is likely to lead to significant or severe damage or loss, or a series of long-term negative effects, leading to large-scale and permanent negative effects on the SEA objective being assessed.</p> <p>A scheme/measure which may also have significant cumulative and indirect detrimental effects and/or degrade conditions outside the specific scheme area so will have negative transboundary effects.</p> <p>A scheme/measure which is likely to threaten environmental thresholds or capacities in areas already under threat.</p> <p>The detrimental effects of a scheme/measure will be hard to reverse and are unlikely to be easily mitigated through policy or project intervention.</p> <p>Any damage or detrimental effect in or to environmentally sensitive areas, issues or landscapes which are recognised and/or protected locally, regionally, nationally or internationally.</p>
<b>Mixed effect (++)/- +/- etc.)</b>	<p>The effect is likely to be a combination of beneficial and detrimental effects, particularly where effects are considered on sub-issue, areas or criterion. For example, a scheme/measure may enhance the viability of certain protected species or habitats (such as native woodland) but through this, damage existing (non-native) habitats which may themselves be important. Such mixed effects will be hard to predict but could be significant in the long term, or when taken with others e.g., cumulative or synergistic which may have.</p>
<b>Uncertain effect (?)</b>	<p>The effect of an action is not known or is too unpredictable to assign a conclusive score. The appraiser is not sure of the effect. This may be the case where an action covers a range of issues, or where the manner in which the action is implemented will have a material impact on the effects it will have.</p>

The stages of assessment, including key aims and outcomes, are summarised in Table 2-5. These criteria were developed to take account of the requirements of Schedule 2 of the Environmental Assessment (Scotland) Act to include the following types of environmental effects:

- Secondary, cumulative and synergistic;
- Medium and long term;
- Permanent and temporary; and
- Positive and negative.

The following details the approach taken to assessment of potential environmental effects of the draft George Street Mini Masterplan. The assessment considered the potential environmental effects of:

- Draft George Street Mini Masterplan Vision and Objectives;
- Scenarios identified in the draft George Street Mini Masterplan; and
- Broad categories of George Street Mini Masterplan Projects.

**Table 2-5: Staged Approach to Assessment**

Assessment stage	Tasks	Key aims and outcomes of stage
<b>Stage 1</b> Assessment of strategic elements of draft George Street Mini Masterplan	<ul style="list-style-type: none"> <li>Environmental commentary on strategic elements George Street Mini Masterplan: Vision and Strategic Focus (Section 5.1 and Appendix D)</li> <li>Compatibility analysis of George Street Mini Masterplan objectives and SEA objectives (Section 5.2 and Appendix E)</li> </ul>	<ul style="list-style-type: none"> <li>Provide an environmental commentary on the George Street Mini Masterplan's vision and strategic focus to identify potential conflicts and synergies with environmental objectives.</li> <li>To focus the assessment of the George Street Mini Masterplan project categories on key issues and potential environmental effects</li> </ul>
<b>Stage 2</b> Assessment of alternative approaches to the draft George Street Mini Masterplan	<ul style="list-style-type: none"> <li>Identify and develop reasonable alternative approaches to the draft George Street Mini Masterplan (Section 6.1).</li> <li>Assess reasonable alternatives based on their potential environmental effects (Appendix F)</li> </ul>	<ul style="list-style-type: none"> <li>To inform the development of the George Street Mini Masterplan by providing information on the environmental performance of the draft George Street Mini Masterplan relative to other reasonable alternatives</li> </ul>
<b>Stage 3</b> Assessment of significant environmental effects	<ul style="list-style-type: none"> <li>Characterisation of the George Street area in terms of its key environmental and legislative constraints, vulnerabilities and opportunities (Chapter 4 and Appendix C and D)</li> <li>Assessment of potential environmental effects of George Street Mini Masterplan Scenarios and broad categories of proposed George Street Mini Masterplan projects (Appendix F).</li> <li>Develop mitigation measures for negative and enhancement measures for positive environmental effects (Appendix E, F, G).</li> <li>Assessment of potential cumulative environmental effects of the draft George Street Mini Masterplan as a whole (Section 6.4).</li> <li>Develop a framework for monitoring the significant environmental effects of George Street Mini Masterplan implementation (Chapter 7)</li> </ul>	<p><b>Overall aim:</b> to ensure that the potential environmental effects of the draft George Street Mini Masterplan have been fully considered and accounted for before its adoption. Related aims and outcomes include:</p> <ul style="list-style-type: none"> <li>To map and understand the key environmental and legislative constraints, vulnerabilities and opportunities in the George Street area.</li> <li>To predict and understand the potential environmental effects of broad categories of Scenarios in the draft George Street Mini Masterplan.</li> <li>Evaluate the significance of potential environmental effects of categories of projects in the draft George Street Mini Masterplan and groups of projects.</li> <li>Develop appropriate mitigation/enhancement measures and monitoring proposals for significant potential environmental effects of the draft George Street Mini Masterplan.</li> </ul>

### 2.6.1 Characterisation of the George Street area

This task aimed to identify key environmental and legislative sensitivities, vulnerabilities and opportunities in the George Street area.

Publicly available data was sourced from, among others, Aberdeen City Council, Historic Environment Scotland, SEPA and NatureScot. This task was not undertaken as a feasibility study of potential draft George Street Mini Masterplan project locations, rather it identified which parts of the George Street area are vulnerable, in environmental terms, to the effects of draft George Street Mini Masterplan

development to inform the assessment of significant environmental effects. Conversely, this task also identified several environmental opportunities in the George Street area (Refer to Chapters 3 and 4 and Appendix D Environmental Baseline Appraisal).

## 2.6.2 Compatibility analysis of Draft George Street Mini Masterplan objectives and SEA objectives

This was done using a compatibility analysis approach. The compatibility analysis aims to identify potential areas of conflict or support between what the draft George Street Mini Masterplan aims to achieve, and the aspirations for the environment encapsulated in the SEA objectives.

Compatibility analysis informed the early development of the SEA and draft George Street Mini Masterplan by:

- Identifying areas where the plan lacked support for the SEA objectives;
- Identifying aspects of the environment that may be more vulnerable to the potential environmental effects affected by the draft George Street Mini Masterplan; and
- Focusing the assessment of effects on key issues.

A summary of the compatibility analysis was presented in an assessment matrix with the SEA headline objectives across the top and the draft George Street Mini Masterplan objectives on the left-hand side (Appendix E).

The key to scoring the compatibility of the draft George Street Mini Masterplan objectives with the SEA objectives is summarised in Table 2-6.

**Table 2-6: Key to compatibility scoring**

Score	Description of score
✓	Plan objective supportive of SEA objectives
X	Potential conflict between plan and SEA objectives
?	Uncertain whether the plan objectives conflict or support the SEA objectives
0	Plan objectives have no identified conflict or support of SEA objectives

## 2.6.3 Assessment of alternative scenarios

A list of key SEA Receptors organised by SEA topic and objectives identified as relevant to George Street are summarised and presented in Table 2-7. The key receptors and objectives will be considered throughout the SEA process and used to inform the development of the draft George Street Mini Masterplan at key decision-making stages.

Within Table 2-7, we have attempted to align air, noise and climate objectives as they are related in terms of sources and impacts and ideally should not be considered in isolation. Air quality is also considered under population and human health because it is a public health issue as well as environmental.

To assist with assessment against the objectives identified within Table 2-7, the following questions were considered in relation to site proposals (Refer to Appendix F).



**Table 2-7: Key Environmental Receptors, SEA Objectives and Questions**

<b>SEA Topic</b>	<b>SEA Objectives</b>	<b>Questions</b>
<b>Biodiversity (Flora and fauna)</b>	Protect or conserve and, where possible, restore and enhance biodiversity and valued nature conservation habitats and species.	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• conservation objectives of International, National or local designations?</li> <li>• populations of protected species, their habitats and resting places or roosts?</li> <li>• wider biodiversity, i.e., non-designated/protected sites and species?</li> <li>• existing green network and habitat connectivity?</li> <li>• opportunities for enhancement or expansion of the green network and wider habitat connectivity?</li> <li>• the protection and enhancement of urban trees?</li> </ul>
<b>Population and Human Health</b>	To protect and enhance quality of life, including maintaining and improving opportunities to access public open space and the natural and historic environment	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• the provision of housing and employment opportunities to meet identified needs?</li> <li>• the provision of appropriate services and community facilities to meet identified needs?</li> <li>• residential amenity, including noise?</li> <li>• access to open spaces, recreational facilities and active travel routes?</li> <li>• access to the historic environment?</li> </ul>
<b>Water</b>	To protect and enhance the ecological status of the water environment	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• the ecological status of identified water bodies:</li> <li>• surface water run-off</li> <li>• flood risk in the local and/or wider areas?</li> </ul>
<b>Soil</b>	To maintain or improve soil quality, quantity and function and prevent any further degradation of soils	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• contaminated land?</li> <li>• Impact on existing topsoil and/or subsoils?</li> </ul>
<b>Air</b>	To improve or maintain air quality and reduce emissions of key pollutants	<i>To what extent will the Mini Masterplan be likely to reduce/increase air quality, in terms of:</i> <ul style="list-style-type: none"> <li>• carbon emissions?</li> <li>• levels of Nitrous Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>)?</li> </ul>
<b>Climatic Factors</b>	To reduce greenhouse gas emissions and increase resilience to the consequences of climate change	<i>To what extent will the strategy or policy promote:</i> <ul style="list-style-type: none"> <li>• renewable energy technologies and energy efficiency?</li> <li>• sustainable transport and active travel?</li> <li>• future-proofing of new development?</li> <li>• Green infrastructure provision?</li> </ul>
<b>Cultural heritage</b>	Protect, conserve and enhance the historic environment.	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• Listed Buildings, Scheduled Monuments, Archaeological sites, Conservation Areas and Gardens and Designed Landscapes and their settings?</li> </ul>
<b>Landscape</b>	Protect and enhance landscape character, local distinctiveness and promote access to the wider environment.	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• the landscape character and setting of settlements?</li> </ul>
<b>Material Assets</b>	To reduce waste and promote the sustainable use of resources	<i>To what extent will the Mini Masterplan affect:</i> <ul style="list-style-type: none"> <li>• waste from new development?</li> <li>• the re-use of previously developed land and buildings?</li> <li>• the delivery of renewable energy development?</li> </ul>

## **2.6.4 Detailed assessment**

The assessment was informed by the key issues identified through the draft George Street Mini Masterplan and supported by SEA objectives and assessment criteria (the 'SEA Framework'), maps, environmental baseline, key issues, trends and significance criteria.

A matrix has been developed for each of the scenarios under consideration. Each assessment was appraised against the significance criteria to attribute significance to potential environmental effects identified. At this stage, the assessment informed the identification of some generic measures to mitigate and enhance potential environmental effects. Comments columns/ rows on the assessment matrices were used to pull out significant issues related to the scenarios where appropriate (Refer to Appendix F and the Baseline Environmental Appraisal (Appendix D)).

## **2.6.5 High-Level Assessment of Potential Mini Masterplan Future Projects**

The assessment of potential future interventions and measures engaged a 'high-level' assessment technique which utilised the SEA Framework. This was presented in an assessment matrix (Appendix G) with commentary in Section 6.3.

## **2.6.6 Cumulative Effects Assessment**

As required by Schedule 3 of the Environmental Assessment (Scotland) Act 2005, the cumulative and synergistic effects of the strategies, policies and development opportunities in the Plan were assessed.

There are different types of cumulative effects, but what we were principally concerned with here was the overall combined effects of the whole plan and the multiple actions it contains on a single 'receptors', which could be a certain group within the population, the water environment or flora and fauna for example. Many impacts arising from the draft George Street Mini Masterplan are likely to be cumulative (e.g., emissions of air pollutants and greenhouse gases). From the assessment of the various parameters of the plan described in the section above, many effects that were already identified are cumulative in character. This was particularly emphasised where several aspects of the plan were predicted to impact upon the same or similar SEA issues e.g., water quality, designated sites, landscape etc.

At this stage, the most significant potential cumulative effects were identified, both positive and negative, which were predicted to occur due to the effects of several aspects of the plan on a particular issue or receptor or location. This was not intended to be an exhaustive list as predicting the interactions and additive effects is complex and uncertain, however, these cumulative effects were considered some of the most significant (Refer to Section 6.3).

## **2.7 Mitigation and Monitoring**

### **2.7.1 Development of measures to monitor significant environmental effects**

Monitoring is an integral part of SEA and the significant environmental effects of implementing the draft George Street Mini Masterplan should be monitored to check the predictions made during the assessment, identify any unforeseen adverse effects and undertake any remedial action required. A proposed monitoring framework was developed during the SEA which identified the significant environmental effects predicted and potential indicators for monitoring them (see Chapter 7). Ideally, this SEA monitoring framework will be integrated with the monitoring requirements for delivery of the finalised George Street Mini Masterplan and any other existing monitoring (e.g., undertaken by the Council or environmental regulators) to avoid duplication of effort.

The Environmental Report will consider measures to prevent, reduce or offset any significant adverse effects as far as possible before measures are considered to mitigate residual adverse effects. Mitigation measures could include changes to alternatives, changes to a specific proposal, inclusion of new provisions, technical measures to be applied, identifying issues to be addressed at a subsequent stage and proposals for changing other relevant plans, programmes or strategies.

The key monitoring tasks and their purpose are summarised below in Table 2-8.

**Table 2-8: Monitoring tasks and their purpose**

<b>Monitoring Tasks</b>	<b>Purpose</b>
1. Post-Implementation Review	To measure the environmental performance of the draft George Street Mini Masterplan to determine whether its effects are as anticipated, and thereby inform future revisions.
2. Learning about predictions	Ensure that the adverse effects identified inform future revisions of the draft George Street Mini Masterplan should they arise.

## **3 DRAFT GEORGE STREET MINI MASTERPLAN**

### **3.1 Background to the assessment of strategic alternatives**

During the development of the draft George Street Mini Masterplan, a range of Scenarios have been considered and consulted on with the local community and other stakeholders, especially as part of the development of earlier versions of the draft George Street Mini Masterplan and as part of the masterplanning process. This has resulted in the approach presented in the current draft George Street Mini Masterplan and the potential projects it contains.

Given the scale and importance of the draft George Street Mini Masterplan area, three Scenarios were developed to test out initial thoughts for the concept masterplanning approach for the George Street area. This testing process has been crucial in allowing the development of a preferred draft George Street Mini Masterplan approach, along with alternative Scenarios, which are viable, deliverable and which will maximise the potential of the area. This iterative process was undertaken by the design team alongside Aberdeen City Council to ensure the benefits and drawbacks of the potential design solutions were understood and the most appropriate proposal agreed upon by consensus.

In February 2022 Aberdeen City Council undertook a consultation exercise to understand local stakeholders' and community members' views and aspirations for the George Street area (Refer to Chapter 2 of the draft George Street Mini Masterplan (Appendix H). As part of the consultation exercise, a report was commissioned to detail the feedback and key themes arising (Appendix I).

Three questions were asked as a tool to provoke thoughts and ideas from participants. The questions were broad and qualitative and looked to understand people's general impressions of the place. The questions were:

- What do you think are the strengths / good aspects of the area?
- What do you think are the weaknesses / poor aspects of the area?
- What would you like to see changed in this area?

In addition to this, a further question was asked to establish people's understanding of how George Street relates to the rest of the city centre:

- Do you think of the George Street area as part of, and connected to, the rest of the city centre?  
Why do you feel this way?

The responses to this question largely suggested the area felt disconnected from the city centre. Of all the participants who responded, 41% of those believed that the disconnectedness was due to the severance caused by the John Lewis building and the Bon Accord Centre. However, looking more closely at the data of the 46 respondents who live in the area, 59% felt that the George Street area was part of the city centre.

#### **3.1.1 Most reported strengths from the engagement.**

- The most reported word or theme was around community. This relates to the offer of local business and some respondents had a sentimental connection to the area.
- The traditional architecture of George Street was commonly reported with the John Lewis building and stone buildings providing a distinct character.
- A large number of responses reported the diversity and multicultural offer of George Street as a key strength.
- Of the positive feedback, a common theme was seeing the potential of George Street and how welcome change in the area would be.

- Location. General comments were made on the location of the area within the city centre, being close to retail and leisure offers as well as being easily accessible by pedestrians.
- The mixed use of the area was raised as a strength throughout the feedback.
- A smaller number of responses commented on the cleanliness of George Street and the street art.

### **3.1.2 Most reported weaknesses from the engagement**

- General safety, maintenance and security. Many people are concerned about anti-social behaviour and crime rates in the area and feel unsafe walking through at certain times of the day.
- Although a number of responses commented positively on the retail offer of George Street, the quality of the retail offer was seen as a weakness alongside vacant properties.
- There were a number of general comments on the overall aesthetic of the area that needed improving due to; foul smells, dirty façades, and litter.
- Traffic was raised as a concern in the area, with comments being raised on double parking and uneven pavements.
- The area lacks green spaces which are easily accessible.
- Only 15% of the respondents lived in the wider George St area and this is an issue to be addressed.
- A smaller number of responses highlighted seagull nuisance as a concern in the area.

### **3.1.3 Additional Engagement**

A key part of continuing the conversation has been hosting a number of stakeholder workshops as well as a public consultation exercise. The following feedback has come from initial stakeholder discussions.

#### ***Stakeholder Feedback Summary***

First reaction feedback during these sessions includes comments as follows:

- Lack of urban landscaping and green spaces;
- Feels busy and vibrant – but not alive after 5 pm;
- The historical connection severed by Bon Accord Centre – some connections are constrained;
- There is a real fragility of business – although George Street has survived Covid relatively well, its small independent businesses may be lost because of energy costs.
- The area doesn't feel overly safe at night – lighting is poor;
- Concern about transport and bus routes;
- George Street has become increasingly constrained with clutter;
- The only decent green space is on Hutcheon Street;
- Diversity is great - lots of ethnically diverse shops;
- Robert Gordon's College, Sandman and Finnies are all attractors. Estimate of 11,000 people potentially associated with all on a daily basis; and
- Broadford works really needs tackled – there are few big sites that could be real game changers.

#### ***Community Planning Feedback Summary***

- There are several community organisations that are operating in the area, but what they do not have is a knowledge of what each other is doing and how they could support each other.
- Create a Community Network where groups, organisations and individuals would be asked to share ideas and take forward some actions.
- Add to the already developed and well-attended George Community Council
- Use of notice boards and a social media presence to promote what is going on.

- A small minority do not like the shops and would like to see a return of more traditional offer, such as butchers, bakers, or clothes shops.
- Accessibility issues with uneven pavement and minimal seating opportunities.

The feedback generated by the consultation exercise between February and March 2022 has identified clear themes and areas for intervention from those who use and visit the area on a daily basis. These themes should help inform a Design Brief for future development in the George Street Area. The Design Brief should set out a clear vision and objectives, key short-term interventions and 'quick wins', and longer-term physical interventions as well as exploring the future use options of the John Lewis building.

The Mini Masterplan should then advocate a preferred option for change within the context of the wider City Centre Masterplan which will identify key projects for future investment and delivery.

### **3.2 Draft George Street Mini Masterplan Scenarios and Potential Future Projects**

The Mini Masterplan will set out regeneration projects identifying areas of change and supporting design aspirations. Supporting the framework is a list of potential Mini Masterplan projects that can be implemented, through a combination of public and private sector involvement to secure the vision and objectives of the Mini Masterplan, and SEA is an iterative process before masterplan adoption by Aberdeen City Council.

The Mini Masterplan is at an early stage of development and the following draft objectives are being developed, which are the themes from the Aberdeen Local Outcome Improvement Plan and guide all Aberdeen City Council strategies.

- Objectives for People
- Objectives for Place
- Objectives for Economy

In addition, a list of possible interventions to achieve the objectives and address identified problems and opportunities will be identified under each of the themes to be included within the following 3 scenarios:

Schedule 3 of the Environmental Assessment (Scotland) Act (2005) requires that "reasonable alternatives" be considered, these are:

*Scenario 1 – Renovation and Rationalisation*

*Scenario 2 - A new residential scale; and*

*Scenario 3 – A mixed-use community.*

#### **3.2.1 Scenario 1 - Renovation and Rationalisation**

This scenario explores the potential to demolish the later Norco House extension, retaining and refurbishing the brutalist and distinctive Norco House (Figure 3-1 and Figure 3-2)).

The demolition makes way for a new George Street urban civic space - Greyfriars Square (the name Greyfriars is a nod to a historic ward which encapsulated part of the study area).

A new glazed facade to the east of the building allows a greater amount of natural light into the building whilst providing an animated new, mixed-use address onto the square.

#### **Figure 3-1: Scenario 1 – Renovation and Rationalisation**

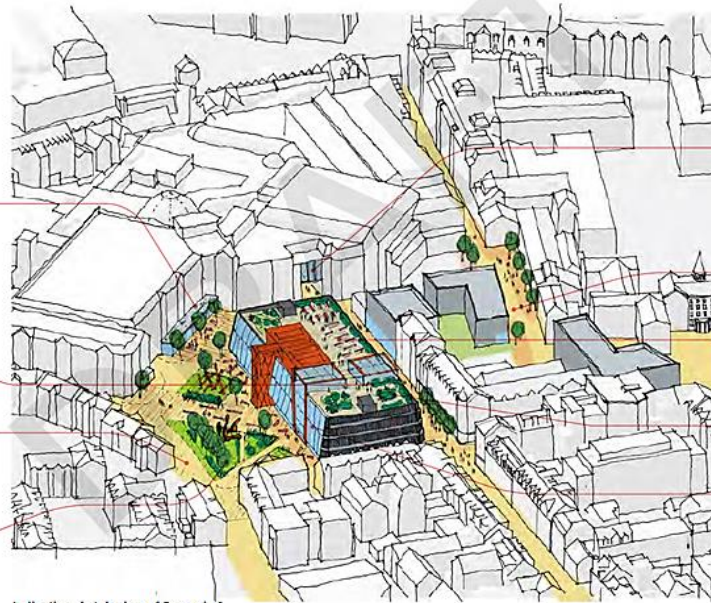
### Scenario 1 - Renovation and Rationalisation

Alteration of Bon Accord Centre's elevation to provide single storey cafe/restaurant/bar units to create animation onto Loch Street

Atrium cut into the existing Norco House structure to provide natural light to illuminate the link between Greyfriars Square and George Street

Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park

Greyfriars Square: Ground floor uses from the refurbished Norco House spill out onto the new park and create animation. Potential for sculpture park and external exhibitions.



Indicative sketch view of Scenario 1

Facade alteration to Bon Accord Centre to allow for better visibility into the shopping centre

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above

New street trees and public realm improvements to Crooked Lane

Roof top public space

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above

Making the most of roof space for solar collection, rainwater collection and sedum roofs

New glazed facade to Norco House onto the Loch Street pocket park. Glazing will allow for more natural daylight into the deep floor plan

#### What If?

Norco House was re-imagined as a cultural, entrepreneurial, community and mixed use hub adjacent to a new civic space in the City.

Figure 3-2: Norco House Potential Uses (Scenario 1)

### Norco House Potential Uses



#### Ground floor plan

The proposed ground floor looks to accommodate a number of different occupants and users within the floor plan. The open plan and large span between columns allows for the plan to be split up for different functions. The central yellow area is accessed from George Street and provides access to the lift core to the uses above. The areas in light pink could accommodate food and beverage operators bringing

day and evening activity to George Street. The dark blue spaces could be flexible workshop spaces for the community, entrepreneurs and start ups. Areas around the lift core and stair cores can act as back of house storage and plant for the different occupiers.

#### Typical upper floor plans

The upper floors separate the uses based upon the amount of natural light that penetrates into the floorplan. The existing facade to George Street has mostly clerestory glazing. These locations could be occupied by focused workspaces or incubator workshops that don't require large amounts of natural light and views. The middle of the plan, with the lowest levels of natural light, could accommodate recording studios, photographic light rooms, storage

and plant rooms. The new glazed east facing facade could accommodate open plan co-working spaces, meeting rooms and cultural functions (e.g galleries / exhibitions) etc.

There are four lift cores in the existing building and this allows the building to be let out to multiple operators on different levels of the building. For example, the external lift onto the park could provide exclusive access to the activities on the roof, including roof top cinema, urban allotments or community performance space.

Potential internal reconfiguration and uses within Norco House

- Food + beverage
- Workshop/ incubator
- Flexible entrance space/co-working space
- Back of house
- Recording studio/ lightroom
- Vertical circulation



Examples of how the new exposed building elevation can be celebrated and connect to a potential new public park adjacent

### 3.2.2 Scenario 2 - A new residential scale

This scenario explores the potential to introduce residential development as part of an integrated redesign of the Norco House site. It looks to demonstrate an approach that retains the most distinctive elements of Norco House whilst introducing a mix of residential typologies. It proposes to demolish the eastern extent of the 1980s Norco House extension, refurbishment of Norco House, additional residential floors to Norco House and a new build development of residential development adjacent (Figure 3-3 and Figure 3-4).



The new building element screens views of the Bon Accord Centre car park and alongside a new elevation to Norco House, frames and overlooks a small pocket park along St. Andrews Street.

This scenario explores the ability to deliver the potential for circa 150-200 new dwellings which could help to attract a different type of resident to the area, for example, graduates, young professionals or starter families who wish to access all that the City has to offer whilst being in walking distance to high-quality public spaces and a vibrant local community.

**Figure 3-3: Scenario 2 – A New Residential Scale**

**Scenario 2 - A  
New Residential  
Scale**

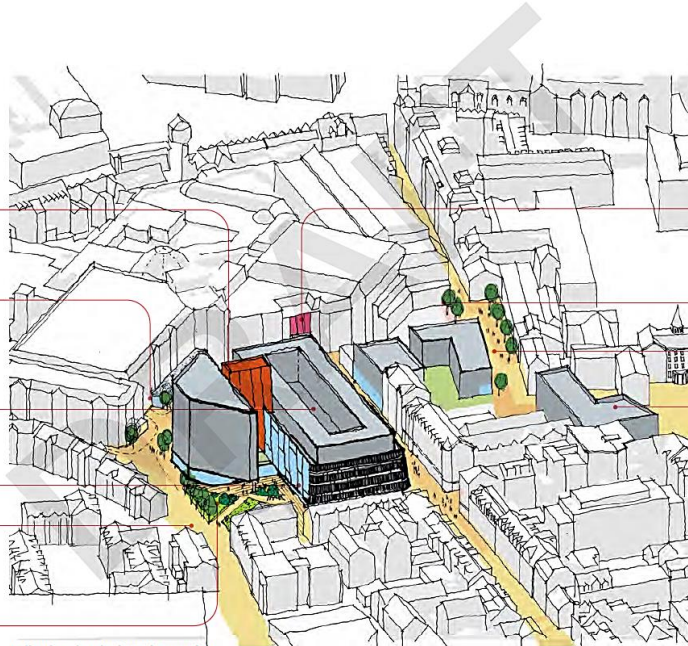
New lift core to serve both the residential accommodation within the refurbished Norco House and the new residential building to the east

Alteration of the Bon Accord Centre elevation along Loch Street to provide single storey cafe/restaurant/bar units to provide animation to Loch Street

Atrium cut into the existing structure of Norco House to provide natural light into the middle of the building and make it suitable for residential accommodation

New glazed facade to the east elevation of Norco House to allow for more natural light penetration  
Existing road infrastructure along Loch Street narrowed to create larger pedestrian space and pocket park

Greyfriars Square. Ground floor uses from the refurbished Norco House and the new residential building development spill out onto the new pocket park and create animation and activity



Indicative sketch view of Scenario 2

Facade alteration to the Bon Accord Centre to allow for better visibility into the shopping centre

Visual screening of the Bon Accord Centre Service area and car park ramp

New street trees and public realm improvements to Crooked Lane

Infill mixed use development. Potential for commercial/retail on the ground floor and residential above

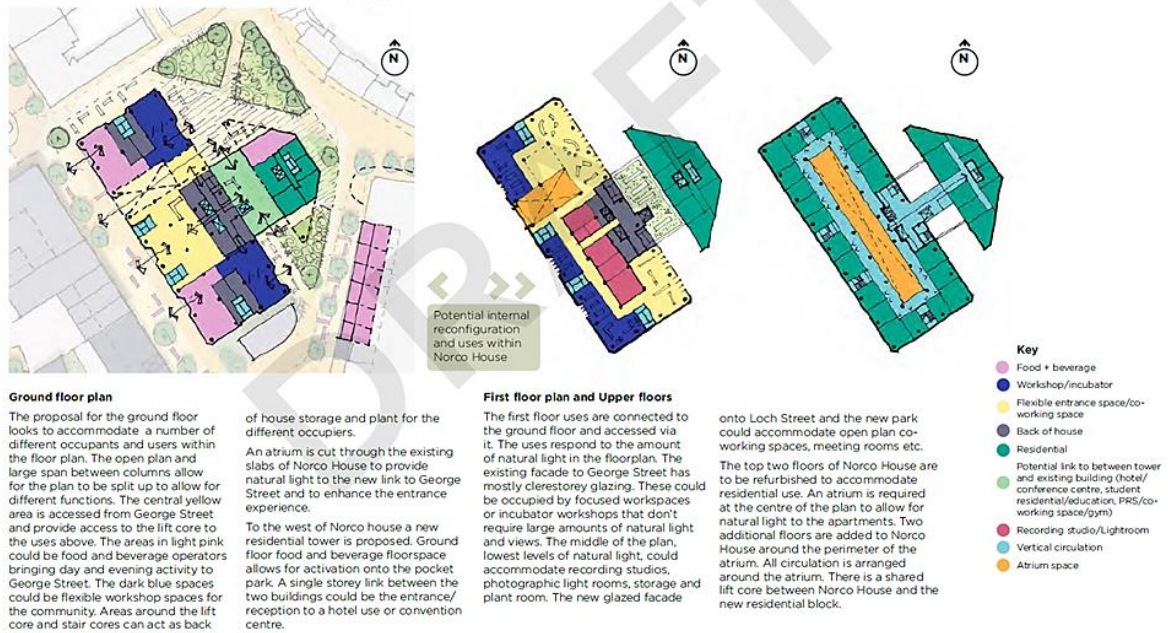
**What If!**

Norco House could be retained as part of a residential led, mixed use redevelopment of the site.



**Figure 3-4: Norco House Potential Uses (Scenario 2)**

**Norco House Potential Uses**



**3.2.3 Scenario 3 - A mixed-use community**

This scenario considers the full demolition of Norco House and the Norco House Extension to allow for a new residential led development to occupy its place (Figure 3-5).

The proposal is a mid-rise, mixed-use development accommodating residential, ground-floor retail, commercial, food and beverage uses.

A new pocket park sits on the corner of George Street and St. Andrews Street to offer community focused dwell space that is framed by ground floor active uses. This approach shifts the sense of centre towards the core of the study area and addresses the issues along Loch Street and the interface with the Bon Accord Centre.

This scenario achieves circa 250-300 residential dwellings.

**Figure 3-5: Scenario 3 - A Mixed Community**



The Mini Masterplan also identifies a number of potential future projects. The potential future projects list will continue to be co-developed by local stakeholders, community members and Council officers. It is intended to be a 'live' resource which can be updated and reviewed as opportunities emerge, so long as they support the vision and objectives of the Mini Masterplan. Potential projects are noted within Table 3-1 to 3-3

**Table 3-1: Potential Community-Led Projects.**

Potential Projects	Objective	Intervention
Using empty units for art Exhibitions, book launches, college and end of year exhibitions, temporary performance space, overspill exhibition space for the nearby Art Gallery, local street library etc.	George Street as a destination	Creating an adaptable neighbourhood
Consider the diversity of visitors and residents, ensuring facilities and amenities can provide for various ages and abilities – interventions could include temporary seating, drinking water stations, shade etc	George Street as a destination	A multi-generational space
Customising existing streets to support healthier and sustainable urban life for residents	Tackling inactivity & vacant space	Redesigning residential streets
Making use of and activating Underutilised spaces in a creative way	Tackling inactivity & vacant space	Reactivating alleys, lanes and backstreets
Create a stronger neighbourhood presence online. Appoint local champions for George Street who will focus on delivering the agreed vision and strategies in the area.	Appearance and character	Creating an identity
Removal of clutter & unnecessary signage, satellite dishes, pole signage etc Residential front door enhancements - painted, restored, highlighted through public realm materials	Appearance and character	De-cluttering the streets
Consider the experience of pedestrians in George Street.	Enhanced pedestrian experience	Security and lighting

Pop-up street canopies and overhead lighting make the public realm a pleasant place into the evening. Front door lighting for residential tenements Consider the safety of women and vulnerable groups using the public realm.		
Customising streets to support healthier and sustainable urban life for residents – designated bin storage, defined parking bays, EV charge points, street greening / communal gardens, play street elements, urban allotments, lighting, SUDS etc.	Enhancing Pedestrian Experience	Redefining residential streets - urban pilot project

**Table 3-2: Potential Local Business Projects**

Potential Projects	Objective	Intervention:
Establishing a core group of business owners/residents to represent George Street and appoint local champions for George Street who will focus on delivering agreed vision and strategies in the area Develop a George Street brand/identity. Introduce reward voucher initiatives etc to promote cross business patronage between retailers and other businesses as well as local residents discounts.	George Street as a Destination	Creating An identity, alive after 5 pm
Encouraging local businesses to be promoted on a George Street app/website/social media etc and use a means to run promotions and special events.	George Street as a destination	Creating a smart high street
Installing Green Walls, Living Walls and other Urban Greening solutions as part of a neighbourhood-wide strategy	George Street as a destination	Urban greening
Tap into local talent by providing space for start-ups / pop-up events to encourage students to stay beyond their course	George Street as a destination	An adaptable neighbourhood
Explore locations for rain gardens, SUDS and planting which filters out pollutants. Programme could also be extended to existing buildings for retrofit for improved thermal insulation and reduced energy consumption.	Appearance and character	Improved environmental performance
Improve quality & consistency of shop front signage. Shop front shutter art scheme Deep clean of existing paving, street furniture and building façades	Appearance and character	Animating buildings and façades
Reclaim parking spaces in front of businesses to encourage spill-out space into the public realm	Enhanced pedestrian experience	Improved street appearance
Encourage meanwhile uses such as pop-ups, street closures, parklets etc to improve activity Establish a strategy to co-ordinate later opening times/weekends etc across various uses. e.g. NESCOL & Robert Gordon's Colleges evening openings promoted to local restaurants, cafés, bars etc to encourage college patrons into the area. Using empty units for art exhibitions, book launches, College end of year exhibitions, temporary performance space, overspill exhibition space for the nearby Art Gallery, local street library etc	Tackling inactivity and vacant spaces	Alive after 5 & An Adaptable Neighbourhood

**Table 3-3: Potential Aberdeen City Council Projects**

Potential Projects	Objective	Intervention:
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Celebrate the heritage and the ornate architectural diversity through commercial events, walking tours, online/apps and feature lighting. Consider the provision of basic services, public toilets, 'changing spaces' toilets, and disabled access points	George Street as a destination	Smart high streets and necessities
Attractive visual screening across poor quality environments Coordinated palettes for street furniture, shop fronts and planting Improvements to street furniture, lighting and inclusion of temporary planters Increased CCTV Visitor and residential information points - these could be pop-up kiosks / interactive stands / live cycle counters/air quality readings etc	Enhancing the pedestrian experience	Safe and comfortable experience
Reconfiguring current bus routes as well as provision of enhanced bus stops with interactive boards / Wi-Fi / charging points to encourage greater use and improved passenger experience. Ensuring there is adequate space for cyclists along key routes with cycle parking through the area would encourage more cyclists to use the area safely	Reducing vehicle dominance	Prioritising sustainable travel
Introducing Experimental Traffic Regulation Orders. Better provision and/or quality of cycle parking in convenient locations Greater flexibility of on-street parking spaces, creating parklets which reclaim parking bays for dwelling, playing and socialising. Encourage carriageway narrowing, footpath widening and spill-out spaces	Reducing vehicle dominance	Making primary routes work harder
Encourage meanwhile uses such as pop-ups, street closures, parklets etc to improve activity. Establishing a strategy to coordinate later opening times/ weekends across various uses. Encourage future uses that support the vision and identity of George Street	Tackling inactivity & vacant space	Tackling the voids
Develop a palette of materials and street furniture to help celebrate George Street's character (to be developed alongside public realm detail design stages). Refurbish and restore existing street bins, bollards, and cycle stands. Introduce bin storage or shelters where bins are required to be stored on street	Appearance and character	Improved street appearance for people
Introduce a sculpture trail across the area - Street & pedestrian crossing colouring. Shop front creative interventions	Appearance and character	Art and colour

## **4 ENVIRONMENTAL OBJECTIVES, BASELINE AND CONTEXT**

This section summarises the environmental baseline and key relationships between the draft George Street Mini Masterplan and other relevant plans, programmes and strategies and environmental protection objectives. Establishing the environmental baseline and context is key to understanding the relevant environmental problems, sensitivities and opportunities that the development of the draft George Street Mini Masterplan should consider. The environmental baseline and context have informed the development of the 'SEA Framework' against which the potential environmental effects of the draft George Street Mini Masterplan have been assessed and will be monitored.

### **4.1 Relationships with other plans, programmes, strategies and environmental protection objectives**

A key requirement of the Environmental Assessment (Scotland) Act is the consideration of relationships between the draft plan, programme or strategy (PPS) under development and other relevant PPS and environmental protection objectives. This supports the identification of the policy and legislative framework within which the draft George Street Mini Masterplan sits. In addition, it helps the Responsible Authority (in this instance Aberdeen City Council) to account for any potential constraints and inconsistencies and take advantage of any synergies or opportunities. The approach taken to the consideration of other relevant PPS and environmental protection objectives is described in section 2.2.

The review of relevant PPS, in conjunction with the collation of environmental baseline information, has been key to the identification of key environmental problems, threats and opportunities in the George Street area. Many of the local and regional level PPS reviewed (such as the Aberdeen City Council Local Development Plan) include specific targets, actions and objectives for George Street and the wider Aberdeen City environment. The process of collating environmental baseline information has, by definition, identified the current state of the environment relevant to the development of the draft George Street Mini Masterplan. Consideration of the environmental baseline in conjunction with environmental targets, actions and objectives from key PPS helps identify the environmental constraints within which the draft George Street Mini Masterplan must operate. In addition, it identifies key environmental opportunities and strengths of the area which the development of the draft George Street Mini Masterplan can capitalise on and build on.

Appendix C contains a full list of all relevant PPS considered as part of the SEA of the draft George Street Mini Masterplan. It highlights their relevance to the draft George Street Mini Masterplan and key opportunities, synergies and constraints. It identifies how the draft George Street Mini Masterplan may respond and its implications for the SEA.

#### **4.1.1 Implications**

As can be seen from Appendix C, there are a significant number of PPS which may influence the development of the draft George Street Mini Masterplan and *vice versa*. Some PPS will have more influence than others. For example, the Aberdeen Local Development Plan 2017 establishes the land use and spatial planning framework for the City Centre and George Street area within which the spatial element of the regeneration of the area will need to operate i.e., what type of development can be pursued and where. Other, non-statutory PPS such as the ACC Open Space Strategy 2011-2016 and Healthy Cities Agenda will also have a significant influence on the development of the draft George Street Mini Masterplan and *vice versa*.

## **4.2 Environmental problems and opportunities identified**

A requirement of the SEA Act is to identify key environmental problems relevant to the plan being developed. Given the potentially broad scope of the draft George Street Mini Masterplan, input from stakeholders and evidence in this environmental baseline and context chapter, this section has been expanded to incorporate consideration of environmental opportunities in the George Street area. Opportunities relate to potential synergies whereby protection and enhancement of the George Street environment can be delivered alongside socio-economic regeneration.

The main environmental considerations are outlined in Table 4-1 below. These issues are discussed in Chapters 5 and 6 of the Environmental Report.

**Table 4-1: Data Sources for Providing Baseline Environmental Assessment**

SEA Topic	Environmental Issue	How the Mini Masterplan contributes to tackling the problem?	Relevant Data
Biodiversity (Flora and Fauna)	<ul style="list-style-type: none"> <li>• Potential impact on nature conservation designations.</li> <li>• Potential impacts on protected species and priority habitats.</li> <li>• Potential loss of green linkages and wildlife corridors.</li> <li>• Pressure on Protected Species from new development through disturbance or loss of resting places and habitats.</li> </ul>	<p>National Planning Framework 4 (NPF4) includes a new Universal Policy on the Nature Crisis for planning decisions to help achieve positive effects for biodiversity in association with development. NFP4 doesn't stipulate how biodiversity should be measured, however, the Mini Masterplan safeguard and enhance biodiversity where possible.</p>	<p>NatureScot Sitelink. <a href="https://sitelink.nature.scot/map">https://sitelink.nature.scot/map</a></p> <p>Scotland's Environment. <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></p> <p>UK BAP &amp; LBAP priority habitats and species. <a href="https://www.nesbiodiversity.org.uk/">https://www.nesbiodiversity.org.uk/</a> <a href="https://www.nature.scot/doc/scottish-biodiversity-list">https://www.nature.scot/doc/scottish-biodiversity-list</a></p> <p>Scottish Ancient Woodland Inventory. <a href="https://map.environment.gov.scot/sewebmap/">https://map.environment.gov.scot/sewebmap/</a></p>
Population & Human Health	<ul style="list-style-type: none"> <li>• Access to social and community facilities and the amenity of the area will have an impact on general wellbeing. The draft George Street Mini Masterplan can influence the relationship between facilities, amenities and the general vitality of communities.</li> <li>• The form and location of new development within the draft George Street Mini Masterplan area can contribute to social integration and improved wellbeing opportunities for the whole community.</li> <li>• The draft George Street Mini Masterplan proposals could change the noise levels compared to the existing situation due to changes in traffic flow on existing roads and new recreation facilities.</li> </ul>	<p>Promoting access to employment, supporting accessibility and health improvement.</p> <p>The Mini Masterplan vision of economy, people and place aims to identify open space to improve health through increased physical activity and reduce pollution by encouraging walking and cycling as an alternative to the car.</p> <p>Positive effects on mental health and wellbeing.</p> <p>The draft George Street Mini Masterplan will encourage minimising noise levels, for example, by encouraging sustainable alternatives to car travel</p>	<p>National Records of Scotland (NRS). <a href="https://www.nrscotland.gov.uk/statistics-and-data/statistics/stats-at-a-glance/council-area-profiles">https://www.nrscotland.gov.uk/statistics-and-data/statistics/stats-at-a-glance/council-area-profiles</a></p> <p>Scottish Public Health Observatory (ScotPHO). <a href="https://www.scotpho.org.uk/">https://www.scotpho.org.uk/</a></p> <p>Health and Wellbeing Profiles (life expectancy and mortality by cause) <a href="https://scotland.shinyapps.io/ScotPHO_profiles_tool/">https://scotland.shinyapps.io/ScotPHO_profiles_tool/</a></p> <p>Access to outdoors / open space Sport and recreation participation Physical activity levels Scottish Index of Multiple Deprivation. <a href="https://www.gov.scot/collections/scottish-index-of-multiple-deprivation-2020/">https://www.gov.scot/collections/scottish-index-of-multiple-deprivation-2020/</a></p> <p>Core paths Aberdeen City Council. <a href="https://map.environment.gov.scot/sewebmap/">https://map.environment.gov.scot/sewebmap/</a></p>

			<a href="https://noise.environment.gov.scot">https://noise.environment.gov.scot</a>
Water	<ul style="list-style-type: none"> <li>Impact on existing water and wastewater infrastructure.</li> <li>The surface water management strategy for the draft George Street Mini Masterplan will be based on the principles of Sustainable Urban Drainage Systems (SUDS) and green infrastructure to incorporate best management practices for the treatment of surface water.</li> <li>Geomorphology and morphological erosion pressures.</li> </ul>	<p>Protection and enhancement of water status and avoidance of flood risk.</p> <p>It should be noted that the draft George Street Mini Masterplan area is historic and dense so SUDS is a challenge to be assessed in context.</p>	<p>SEPA flood maps. <a href="https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode">https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode</a></p> <p>SEPA Water Classification Hub. <a href="https://www.sepa.org.uk/data-visualisation/water-classification-hub/">https://www.sepa.org.uk/data-visualisation/water-classification-hub/</a></p> <p>Local water quality data. <a href="https://www.sepa.org.uk/data-visualisation/water-environment-hub/">https://www.sepa.org.uk/data-visualisation/water-environment-hub/</a></p> <p>SEPA River Basin Management Plan Maps</p> <p>SEPA – RBMP Data.</p>
Soils	<ul style="list-style-type: none"> <li>The potential for impact associated with existing soil contamination.</li> <li>Impact to existing soil (i.e. removal of topsoil or compaction of soils).</li> </ul>	<p>The draft George Street Mini Masterplan should ensure that soil quality is appropriate for the proposed site use.</p> <p>Should contaminated soils be identified they should be remediated where possible.</p> <p>Interventions within the draft Mini Masterplan area will better link future development to new and existing open spaces and all that the city has to offer and drawing in the ongoing regeneration around Marischal College.</p> <p>SUDS and green infrastructure are delivered in new development. It should be noted that the draft George</p>	<p>Aberdeen City Council Vacant and Derelict Land Survey (2018) <a href="https://www.aberdeencity.gov.uk/sites/default/files/2019-03/Scottish%20Vacant%20and%20Derelict%20Land%20Survey%202018_0.pdf#:~:text=Aberdeen%20City%20Council%20carries%20out,for%20vacant%20and%20derelict%20land.">https://www.aberdeencity.gov.uk/sites/default/files/2019-03/Scottish%20Vacant%20and%20Derelict%20Land%20Survey%202018_0.pdf#:~:text=Aberdeen%20City%20Council%20carries%20out,for%20vacant%20and%20derelict%20land.</a></p> <p>Contaminated land. <a href="https://www.aberdeencity.gov.uk/services/environment/contaminated-land#:~:text=This%20legislation%20requires%20the%20Local,Authority%20will%20arrange%20for%20re-mediation.">https://www.aberdeencity.gov.uk/services/environment/contaminated-land#:~:text=This%20legislation%20requires%20the%20Local,Authority%20will%20arrange%20for%20re-mediation.</a></p> <p>Geology of Britain viewer, <a href="https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/">https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/</a></p> <p>Scotland's Environment.</p>



		Street Mini Masterplan area is historic and dense so SUDS is a challenge to be assessed in context.	<a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a> Scotland's Soils website <a href="https://soils.environment.gov.scot/">https://soils.environment.gov.scot/</a>
Air	<ul style="list-style-type: none"> <li>• Compliance with national and international standards.</li> <li>• Road traffic movements.</li> </ul>	One of the main sources of nitrogen dioxide emissions is road traffic; road traffic is also a contributor to PM <sub>10</sub> emissions. Sustainable transport will be a key issue for the draft George Street Mini Masterplan.	LAQM Annual Progress Report. <a href="https://www.aberdeencity.gov.uk/services/environment/air-quality-aberdeen/air-quality-reports">https://www.aberdeencity.gov.uk/services/environment/air-quality-aberdeen/air-quality-reports</a>  Scottish Air Quality (website). <a href="https://www.scottishairquality.scot/">https://www.scottishairquality.scot/</a>
Climatic Factors	<ul style="list-style-type: none"> <li>• Climate change could have different impacts on the environment including water resources, flooding, biodiversity, population and health and wellbeing.</li> <li>• Long-term climate trends for Scotland indicate hotter/drier summers and milder/wetter during autumn &amp; winter, in addition to sea level rises. Issues such as flooding and landslips are potential issues.</li> <li>• The draft George Street Mini Masterplan has the potential to affect levels and forms of transport use and levels of energy consumption in buildings.</li> <li>• The draft George Street Mini Masterplan will include measures to enhance existing transport links and accessibility in the area through additional bus services, cycling and walking with associated infrastructure improvements.</li> </ul>	<p>The extent of the sites identified should seek to minimise contributions to the emissions of greenhouse gases and seek to avoid locations vulnerable to the effects of climate change.</p> <p>Ultimately the Mini Masterplan area has the core of a historic built environment, redevelopment opportunities will be place/context-specific and often follow existing urban form.</p> <p>The draft Mini Masterplan encourages sustainable alternatives to car travel which aim to reduce CO<sub>2</sub> emissions</p>	Department for Business, Energy and Industrial Strategy (BEIS) <a href="https://www.data.gov.uk/dataset/723c243d-2f1a-4d27-8b61-cdb93e5b10ff/uk-local-authority-and-regional-greenhouse-gas-emissions">https://www.data.gov.uk/dataset/723c243d-2f1a-4d27-8b61-cdb93e5b10ff/uk-local-authority-and-regional-greenhouse-gas-emissions</a>  Indicative SEPA river and coastal flood maps <a href="https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode">https://map.sepa.org.uk/floodmaps/FloodRisk/PostCode</a>  UKCP18 - <a href="https://www.metoffice.gov.uk/research/approach/collaboration/ukcp">https://www.metoffice.gov.uk/research/approach/collaboration/ukcp</a>

	<ul style="list-style-type: none"> <li>• Development will be laid out to allow direct and frequent connections throughout the area, to points of interest, neighbourhood centres and public transport.</li> <li>• Opportunities for renewable energy provision and low/zero carbon technologies will be explored.</li> </ul>		
Cultural Heritage	<ul style="list-style-type: none"> <li>• New development can potentially impact historical features.</li> <li>• The draft George Street Mini Masterplan can contribute to the overall conservation of cultural heritage through the protection of listed buildings and sites of historic or archaeological interest conservation areas</li> </ul>	<p>The draft George Street Mini Masterplan should support the protection and enhancement of the cultural heritage resource, including through consideration of the locations and impacts on specific resources and the wider historic landscape.</p> <p>Aberdeen City Council as Planning Authority will govern these through statutory duties.</p> <p>Place and movement redesign is an objective for the draft Mini Masterplan</p>	<p>Buildings at Risk <a href="https://www.buildingsatrisk.org.uk/search/keyword/aberdeen">https://www.buildingsatrisk.org.uk/search/keyword/aberdeen</a></p> <p>Aberdeen City Historic Environment Record (HER) <a href="https://online.aberdeenshire.gov.uk/smrpub/master/mapquery.aspx">https://online.aberdeenshire.gov.uk/smrpub/master/mapquery.aspx</a></p> <p>Pastmap. <a href="https://pastmap.org.uk/map">https://pastmap.org.uk/map</a></p> <p>Aberdeen City Council <a href="https://www.aberdeencity.gov.uk/services/planning-and-building-standards/building-conservation-and-heritage/conservation-areas">https://www.aberdeencity.gov.uk/services/planning-and-building-standards/building-conservation-and-heritage/conservation-areas</a></p> <p>Scotland's Environment. <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></p>
Landscape	<ul style="list-style-type: none"> <li>• The area may have a direct impact on the quality of the landscape/townscape.</li> <li>• Landscape character.</li> <li>• Design quality and layout.</li> <li>• Sites within the Mini Masterplan area will provide access to open space and recreation facilities and encourage walking and cycling through the</li> </ul>	<p>The draft George Street Mini Masterplan should seek to ensure that development takes account of the important landscape/townscape characteristics within the George Street area.</p> <p>Place quality improvements are a fundamental objective of the draft Mini Masterplan.</p>	<p>Local Development Plan.</p> <p>Landscape Character Assessment. <a href="https://www.aberdeencity.gov.uk/sites/default/files/2018-01/Landscape%20Character%20Assessment%20of%20Aberdeen.pdf">https://www.aberdeencity.gov.uk/sites/default/files/2018-01/Landscape%20Character%20Assessment%20of%20Aberdeen.pdf</a></p> <p><a href="https://www.nature.scot/doc/landscape-character-assessment-aberdeen-city-landscape-evolution-and-influences">https://www.nature.scot/doc/landscape-character-assessment-aberdeen-city-landscape-evolution-and-influences</a></p>

	<p>provision of designated paths and will thus contribute to health promotion.</p>		<p>Designated landscape areas.  <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></p> <p>Inventory and non-inventory Gardens and Designed landscapes.  <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></p>
<p>Material Assets</p>	<ul style="list-style-type: none"> <li>• Open space and recreational facilities.</li> <li>• Roads and pavements</li> <li>• Waste minimisation and management.</li> <li>• Drainage and wastewater capacity.</li> </ul>	<p>Waste disposal incurs significant transport implications. Support for increased levels of recycling and composting and waste minimisation.</p> <p>The draft George Street Mini Masterplan will ensure that maximum use is made of existing infrastructure where practicable (roads, pavements, water treatment, drainage). Where this is at capacity sustainable system will be put in place.</p> <p>SUDS will be encouraged, however, it is noted that the draft George Street Mini Masterplan area is historic and dense so may be a challenge.</p>	<p>Aberdeen City Council Action programme and monitoring  <a href="https://www.aberdeencity.gov.uk/services/planning-and-building-standards/local-development-plan/aberdeen-local-development-plan/action-programme-and-monitoring">https://www.aberdeencity.gov.uk/services/planning-and-building-standards/local-development-plan/aberdeen-local-development-plan/action-programme-and-monitoring</a></p> <p>Open Space Audit and Strategy 2011-2016 (amount/type of space).              Core Paths.  <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></p> <p>Transport and infrastructure data.</p> <p>Cycle routes.  <a href="https://www.aberdeencity.gov.uk/services/roads-transport-and-parking/cycling-aberdeen/cycling-maps">https://www.aberdeencity.gov.uk/services/roads-transport-and-parking/cycling-aberdeen/cycling-maps</a></p> <p>SEPA data.  <a href="https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/household-waste-data/">https://www.sepa.org.uk/environment/waste/waste-data/waste-data-reporting/household-waste-data/</a></p>

## **5 ASSESSMENT OF DRAFT GEORGE STREET MINI MASTERPLAN VISION AND OBJECTIVES**

### **5.1 Environmental commentary on draft George Street Mini Masterplan Vision**

A primary role of the draft George Street Mini Masterplan is to ensure that its underlying principles support and complement those of the wider Aberdeen City Centre and Beach Masterplan.

The vision for improving the George Street area has been developed by the Council and set out in the draft George Street Mini Masterplan. The Mini Masterplan is a regeneration blueprint that is transforming the George Street area while conserving its proud heritage. In all the Council has a “Future Projects Action Plan” which seeks to support the established Vision and Objectives for George Street. Each intervention is delivered through projects (both physical and non-physical) which will have a positive impact on improving the vitality of George Street.

The Council can both stimulate change and deliver change in areas across George Street; however, the interventions highlighted will require collaboration, mobilisation and coordination across the community, private and a variety of other stakeholders to determine and deliver change.

From an environmental perspective, the focus of the vision placed on the importance of enhancing the environment is welcomed and supported. The quality of both the natural and built environment is central to achieving the regeneration aims for George Street. As the vision acknowledges, utilising the environmental assets of the area will need to be an important aspect of the strategy for the area as it is a very valuable asset and fundamental to George Street’s sense of place. Balance is required between achieving a “strong economy” and an “enhanced environment” and opportunities with a win-win outcome will be required, with all projects being delivered using best practices.

The vision of the draft George Street Mini Masterplan is to provide positive environmental improvements for the area and environmental thinking has been integrated into the Mini Masterplan.

As part of any successful “regeneration” strategy, it will be important to regularly assess the vision and plan and review it in light of changing circumstances. It would therefore be beneficial if the draft George Street Mini Masterplan set out an overview of how and when it will be reviewed. Whilst it is not appropriate to add this to the vision itself, it would be useful to include it somewhere in the draft George Street Mini Masterplan, for example, in Chapter 3 “Our Vision”.

Similarly to develop a common agenda for George Street, the “bottom-up” draft George Street Mini Masterplan should also link to community-led innovation in a manner which fosters community involvement. An overview of the role of the community and how they were included in the development of the Mini Masterplan is discussed in Appendix I of this report.

### **5.2 Compatibility analysis of draft George Street Mini Masterplan objectives and SEA objectives**

The approach taken to the compatibility analysis of the draft George Street Mini Masterplan objectives and SEA objectives is described in the Environmental Report in section 2.6.2. The purpose of the compatibility analysis is to identify potential synergies and inconsistencies between what the Mini Masterplan is trying to achieve and relevant aspirations for the environment as summarised in the SEA objectives. In addition, the compatibility analysis has informed the scope of the detailed assessment by highlighting particular issues that have benefited from more detailed consideration.

The compatibility analysis has been summarised in a matrix which is provided in Appendix E.

The remainder of this section lists the draft George Street Mini Masterplan objectives and summarises the outcome of the compatibility analysis and recommendations made.

The Mini Masterplan will use the key objectives of the City Centre & Beach Masterplan which are categorised into three themes, and are taken directly from the Aberdeen Local Outcome Improvement Plan (LOIP):

### **Economy**

- Eradicating poverty ;
- Supporting residents into fair work; and
- Enabling 500 residents to upskill and move into economic opportunity.

### **People**

- Child-Friendly City which supports all children to prosper and engage actively with their communities by 2026;
- Healthy life expectancy (time lived in good health) is five years longer by 2026; and
- Increasing satisfaction and use of community facilities and green environment to increase the health and well-being of older people and people managing long-term conditions).

### **Place**

- Increasing sustainable travel with 38% of people walking and 5% of people cycling as their main mode of travel by 2026;
- Addressing climate change by reducing Aberdeen’s carbon emissions by 61% by 2026; and
- Addressing the nature crisis by protecting/ managing 26% of Aberdeen’s area for nature by 2026.

### **George Street’s Contribution**

Building on the wider ACC key themes of Economy, People and Place, George Street can directly support and contribute to the success of the City. It will do this successfully by:

<b>Economy</b>	<b>People</b>	<b>Place</b>
Fully contributing to a more varied and dynamic local economy, where local businesses are supported, and where new ones and people with ideas are encouraged to start-up, to grow and to thrive.	Supporting a neighbourhood full of a diverse mix of people and communities, participating in all that our district has to offer in terms of culture, education, everyday activities, a place to call home and a bustling street-life.	Becoming a place that is vibrant, comfortable, inclusive, playful and inviting. Being part of the city, but with a sense of the local intact.

## **5.3 Summary commentary**

Generally speaking, compatibility between the Mini Masterplan objectives and the SEA objectives indicates there was either no link between the two, or the Mini Masterplan objectives were generally compatible with the SEA Objectives. There were no obvious instances where the Mini Masterplan objectives were not compatible with SEA Objectives.

Key areas of potential synergy identified:

- **Major Long-Term Local Benefits:** The promotion of the area for economic opportunities could have beneficial effects on the population in terms of job provision and reducing poverty. The Mini Masterplan is likely to benefit the population through support of activity and vitality in the George Street area and improving the community environment whilst maintaining pedestrian links. Further benefits are possible for the local population if community facilities are put in place with health benefits as a result of traffic attenuation.
- **Minor long-term local benefits:** This would have additional benefits to their health as a result of improved opportunities for physical activity. Development is envisaged to be developed with more climatic resilience thereby benefiting climatic factors and the efficient use of existing resources leads to material asset benefits. The use of sustainable materials could have benefits to material assets whilst using vacant buildings in the first instance, allows for efficient use of resources. The Mini Masterplan is likely to have minor benefits to the landscape through the implementation of development which is more in keeping with its surroundings and traditional form.

Care should be taken when demolishing or reusing vacant buildings to ensure potential disturbance to bats is minimised, and where necessary mitigated.

The draft George Street Mini Masterplan is people/place/economy focused with a driver on stakeholder involvement to shape place projects. Going forward, stakeholders, including the private sector, the Council and the community will be crucial to the delivery of the interventions emerging from this Mini Masterplan. Section 9.2 of the Mini Masterplan states it is recommended that dedicated working groups are set up to drive specific short-term priority actions forward. The action-focused working groups will be responsible for monitoring and evaluating progress against key performance indicators and refining actions if agreed outcomes are not being met.

## **6 ASSESSMENT OF DRAFT GEORGE STREET MINI MASTERPLAN SCENARIOS**

### **6.1 Environmental Assessment**

The approach taken to the assessment has been evaluated to determine positive and negative effects on the environment in relation to reversibility or irreversibility of effects, risks, duration (permanent, temporary, long-term, short-term and medium-term) and cumulative (direct, indirect, secondary and synergetic).

Proposals have been assessed against the SEA Objectives, in accordance with the guidance in planning advice note 1/2010.

The assessment aimed to:

- Identify significant environmental effects (positive and negative) that the draft George Street Mini Masterplan may give rise to (Appendix F);
- Inform recommendations for amending the draft George Street Mini Masterplan to reduce the likelihood of significant negative environmental effects arising;
- Inform the development of mitigation measures for significant negative effects that cannot be avoided by amending the draft plan;
- Inform the development of measures to enhance positive environmental effects; and
- Inform the development of a framework for monitoring the significant environmental effects of the adopted George Street Mini Masterplan.

The remainder of this chapter summarises the assessments of each of the three George Street Mini Masterplan scenarios. Please refer to Appendices E for assessment matrices. The scoring used in the assessment matrices is based on the five-point significance scale based on Schedule 2 of the Environmental Assessment (Scotland) Act and described in Section 2.6. Each score has been informed by maps, environmental baseline information, key issues, and trends and based on criteria established through the SEA objectives and sub-objectives and significance criteria.

As the high-level assessment highlights, the proposed Mini Masterplan are likely to bring a range of positive environmental effects related to the full range of SEA Objectives. These include creating employment opportunities, creating new residential dwellings, limiting traffic growth, facilitating modal shift, improving accessibility to services and facilities, supporting enhancements to the public realm, promoting social inclusion and encouraging the use of healthier modes of travel.

Table 6-1 summarises the assessment of the three Mini Masterplan Scenarios (Refer to Appendix E F).

**Table 6-1: Overview of Assessment Mini Masterplan Scenarios**

Key		Scenario 1	Scenario 2	Scenario 3
✓✓	Major positive effect			
✓	Positive effect			
0	Neutral effect			
x	Negative effect			
xx	Major negative effect			
✓✓/x ✓/xx etc.	Mixed effect			
?	Uncertain effect			
S	Short-term effect			
M	Medium-term effect			
L	Long-term effect			
Imp	Effect will depend on how the draft George Street Mini Masterplan is implemented			
SEA Objective(s)	Analytical Questions	Scenario 1	Scenario 2	Scenario 3
<b>Biodiversity, flora and fauna</b> <i>To what extent will the Mini Masterplan affect:</i>				
Protect or conserve and, where possible, restore and enhance biodiversity and valued nature conservation habitats and species	conservation objectives of International, National or local designations?	0	0	0
	populations of protected species, their habitats and resting places or roosts?	✓ S-M-L	✓ S-M-L	✓/x
	wider biodiversity, i.e., non-designated/protected sites and species?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	opportunities for enhancement or expansion of the green network and wider habitat connectivity	✓ S-M-L	✓ S-M-L	✓ S-M-L
	the protection and enhancement of urban trees?	✓ S-M-L	✓ S-M-L	✓ S-M-L
<b>Population and human health</b> <i>To what extent will the Mini Masterplan affect:</i>				
To protect and enhance quality of life, including maintaining and improving opportunities to access public open space and the natural and historic environment	the provision of housing and employment opportunities to meet identified needs?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	the provision of appropriate services and community facilities to meet identified needs?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	access to open spaces, recreational facilities and active travel routes?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	residential amenity, including noise?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	access to the historic environment?	✓/x	✓/x	✓/x
<b>Water</b> <i>To what extent will the Mini Masterplan affect:</i>				
To protect and enhance the ecological status of the water environment	flood risk in the local and/or wider areas	✓/x	✓/x	✓/x
	surface water run-off	✓/x	✓/x	✓/x
	the ecological status of identified water bodies:	✓ S-M-L	✓ S-M-L	✓ S-M-L
<b>Soil</b> <i>To what extent will the Mini Masterplan affect:</i>				
To maintain or improve soil quality, quantity and function and prevent any further degradation of soils	contaminated land?	✓/x	✓/x	✓/x
	Impact on existing topsoil and/or subsoils?	✓/x	✓/x	✓/x
<b>Air</b> <i>To what extent will the Mini Masterplan be likely to reduce/increase air quality, in terms of:</i>				
To improve or maintain air quality and reduce emissions of key pollutants	carbon emissions?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	levels of Nitrous Dioxide (NO2) and Particulate Matter (PM10)?	✓ S-M-L	✓ S-M-L	✓ S-M-L
<b>Climatic Factors</b> <i>To what extent will the Mini Masterplan promote:</i>				
To reduce greenhouse gas emissions and increase resilience to the consequences of climate change	renewable energy technologies and energy efficiency?	✓/x	✓/x	✓/x
	sustainable transport and active travel?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	future-proofing of new development?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	green infrastructure provision?	✓ S-M-L	✓ S-M-L	✓ S-M-L
<b>Cultural Heritage</b> <i>To what extent will the Mini Masterplan protect, conserve and enhance the historic environment.</i>				
Protect, conserve and enhance the historic environment.	Listed Buildings, Scheduled Monuments, Archaeological sites, Conservation Areas and Gardens and Designed Landscapes and their settings?	✓/x	✓/x	✓/x
<b>Landscape</b> <i>To what extent will the Mini Masterplan affect:</i>				
Protect and enhance landscape character, local distinctiveness, and visual amenity and promote access to the wider environment.	the landscape character and setting of settlements?	✓/x	✓/x	✓/x
	visual amenity and key views?	✓ S-M-L	✓ S-M-L	✓ S-M-L
<b>Material Assets</b> <i>To what extent will the Mini Masterplan affect:</i>				
To reduce waste and promote the sustainable use of resources	the re-use of previously developed land and buildings?	✓ S-M-L	✓ S-M-L	✓ S-M-L
	waste from new development?	✓/x	✓/x	✓/x
	the delivery of renewable energy development?	✓/x	✓/x	✓/x



Whilst the assessment of the draft George Street Mini Masterplan has not specifically addressed individual projects in detail, the assessment was informed by consideration of potential key effects at the scenario level. Where an individual scenario was identified as having particularly significant effects, alternatives and/ or mitigation and enhancement have been suggested.

## 6.2 Scenarios Summary of Findings

Table 6-1 indicates that all three Mini Masterplan scenarios generally scored similarly, and there were only minor differences between the three scenarios. Overall, the three Scenarios are generally positive. The environmental effects which stood out relate to Biodiversity, Flora and Fauna, Population and Human Health, Cultural Heritage and Material Assets. These are discussed below. The full assessment is in Appendix F.

### 6.2.1 Biodiversity, flora and fauna

**Objective:** Protect or conserve and, where possible, restore and enhance biodiversity and valued nature conservation habitats and species

**Question:** To what extent will the Mini Masterplan affect - populations of protected species, their habitats and resting places or roosts?

All three scenarios have the potential to cause disturbance to bats. Scenarios 1 and 2 involve the restoration of Norco House and demolition of the extension, while scenario 3 involves the full demolition of Norco House and the extension. All three scenarios also include the construction of residential dwellings. Scenario 1 comprises approximately 98 new residential dwellings being created, Scenario 2 introduces circa 150-200 new residential dwellings and scenario three circa 250-300 new residential dwellings.

As a result bat surveys will be required before any works commence.

Lighting should take the Institution of Lighting Professionals and Bat Conservation Trust Guidance Note 08/18 "*Bats and artificial lighting in the UK: Bats and the Built Environment series*" into consideration.

### 6.2.2 Population and human health

**Objective:** To protect and enhance quality of life, including maintaining and improving opportunities to access public open space and the natural and historic environment

**Question:** To what extent will the Mini Masterplan affect - access to the historic environment?

All three scenarios include both potentially positive and negative effects with regard to access to the historic environment.

Positive effects on accessing cultural heritage by supporting the preservation of the historic environment in the George Street area. Conversely, this also means that there may be limitations in some places to fully implement all of the proposed greening interventions. The suitability of these will be determined though more detailed design testing through a combination of new build and retrofit.

Scenarios 1 and 2 comprise the demolition of the Norco House extension and the construction of circa 98 and 150-200 new residential dwellings respectively. Scenario three involves the demolition of Norco House and Extension and the construction of circa 250-300 new residential dwellings.

Creating high-quality new dwellings in an area well served by amenities is a strong positive. Regeneration of a site for an appropriate new use is very positive, inward investment is positive, and all scenarios will create a sense of place improvement, some scenarios illustrate greenspace which is deficient in the study area for recreation, biodiversity etc. The Planning Act controls built environment objectives in terms of appropriate redevelopment.

### 6.2.3 Cultural Heritage

**Objective:** Protect, conserve and enhance the historic environment.

**Question:** To what extent will the mini masterplan protect, conserve and enhance the historic environment.

The George Street area sits just north of the City Centre Conservation Area, with Harriet Street and Gallowgate connecting into the draft George Street Mini Masterplan area. There are several listed buildings within the draft George Street Mini Masterplan area:

- Category B listed 230 George Street And 34 John Street (3-storey, 4-bay Classical Bank);
- Category B listed 261-265 (Odd) George Street (former college building with prominent octagonal tower);
- Category C listed 46 Charlotte Street and Arched Gateway;
- Category C listed 26 John Street (3-bay warehouse with ornate Dutch gable to John Street elevation);
- Category C listed 119-127 (Odd Nos) George Street (5-bay commercial and residential building with distinctive wallhead stack and flanking crow-step gables); and
- Category C listed 111 Gallowgate.

Under scenarios 1 and 2 Norco House will be refurbished, however, the extension would be demolished. Designed by Covell Matthews Architects, the building is an example of brutalist, modernist architecture and intended to be a showpiece within the city's architectural make-up. The rippling, mound-like profile of the massing of the building was particularly striking and unlike anything within the George Street area. The exposed concrete strips take similar design language from other well-known brutalist buildings e.g. Preston Bus Station as well as examples from other department store facades in Europe. The building was taken over by John Lewis and renovated and converted in 1987. The department store was the organisation's northernmost store and was further expanded to the east in 1987 as part of the expansion of the John Lewis Partnership into Aberdeen. John Lewis has since closed (2021) and the building is now used by the NHS as a temporary vaccination hub on the ground floor.

It should be noted that Norco House was previously considered for listing in 2007 as part of a listing survey of Aberdeen city centre. The Brutalist ribbed concrete exterior elevations were found to be of special interest, but the building as a whole was not considered to meet the criteria for listing due to the extent of alteration.

Historic Environment undertook a further assessment in 2019 and it was found that the surviving two principal elevations (to George Street and St Andrew Street) of Norco House met the criteria of special architectural or historic interest for the following reasons:

- Its design quality, with expressive and sculptural use of concrete, makes it an outstanding example of Brutalist architecture in Scotland.
- For its dominant presence within a tight urban commercial city centre context, both contrasting and harmonising with Aberdeen's granite-building traditions.
- It is a major and architecturally distinctive example of post-war retail development in Scotland now represented by its remaining Brutalist elevations.

- For its social historical interest, reflecting the development and final expansion of co-operative societies in Scotland in the second half of the 20th century.

However, the decision was not to list the building because of ongoing development proposals.

Scenario 3 will see the influential Norco House and the Norco House extension being demolished and circa 250-300 residential dwellings built.

The Mini Masterplan aims to ensure that improvements to surroundings are compatible with the historic environment features and are compliant with national and local planning policy.

The Mini Masterplan should place a significant emphasis on high quality, sensitive design and appropriate siting of new signs and other street furniture to limit effects on the integrity of cultural heritage assets. It should also seek to support local distinctiveness and heritage interest.

The Mini Masterplan shall provide the parameters for this development and the Planning service can guide it through the process for consent.

#### **6.2.4 Material Assets**

**Objective:** To reduce waste and promote the sustainable use of resources.

**Question:** To what extent will the Mini Masterplan affect - waste from new development?

Scenarios 1 and 2 will see the demolition of the Norco House extension, the removal and processing of construction waste and the redevelopment of the site would all produce carbon emissions, however, this will be less than for scenario 3. Scenario 3 considers the full demolition of Norco House and the extension to allow for a new residential led development to occupy its place. As for carbon emissions, demolition under scenario 3 will potentially result in higher embodied energy costs of demolition and rebuilding.

Reuse of the main Norco house could reduce the volume of demolition waste produced and associated carbon emissions.

- There will be opportunities for the reuse of buildings, demolition/construction materials and encouragement of the use of local materials.
- Improved management of demolition and construction waste through the programme of works e.g. implementation of Site Waste Management plans during demolition and construction works.
- There is an opportunity to implement efficient domestic waste collection measures.

### **6.3 Results of the High-Level Assessment of Potential Mini Masterplan Future Projects**

The following provides a more detailed overview of the potential future projects identified in section 9 and Appendix 2 (Future Projects Action Plan) of the draft Mini Masterplan. The aforementioned sections of the Mini Masterplan identify suggestions and interventions to help deliver short, medium and longer-term change across the Mini Masterplan area.

The projects identified will need further discussions with the local community, businesses and stakeholders to deliver. It should also be noted that the Council will support both the local community and local businesses where possible to bring these projects forward, nevertheless, Appendix G presents a high-level assessment matrix for the 52 potential future projects included in the Draft Mini Masterplan.

The high-level assessment matrix is not a conclusive tool or model. Its main function is to identify whether or not the Draft Strategy interventions are likely to bring positive, negative or uncertain effects in relation to the SEA Objectives. A benefit of this approach is that a range of policies may be assessed, which can then be scrutinised in further detail if a significant number of uncertainties or potential adverse effects arise.

As the high-level assessment highlights, the proposed interventions for the George Street area are likely to bring a range of positive environmental effects related to the full range of SEA Objectives. These include limiting traffic growth, facilitating modal shift, improving accessibility to services and facilities, supporting enhancements to the public realm, promoting social inclusion and encouraging the use of healthier modes of travel. It should however be noted that the traffic/movement modelling has not yet been reported.

Whilst the majority of the proposed interventions support the SEA Objectives, five have uncertain effects against the SEA Objectives. These interventions are as follows:

- Uplighting and feature lighting to illuminate buildings could potentially have negative effects on bats. This would be developed in detail in respect of statutory lighting needs, visual impact, listed buildings, flora and fauna, neurodiversity etc. A lighting strategy is essential;
- More flexible use of parking spaces - creating parklets which reclaim parking bays for socialising, play and dwell time. Create a PARK(ing) Day which could bring a festival of parklets to the area, however, uncertainty remains as there is insufficient project detail available at this time;
- Experimental Traffic Regulation Order (ETRO) 1 - retain the 2-way operation of Berry Street but for car-park access/egress only, however, uncertainty exists as modelling/evaluation has not yet been completed;
- ETRO 2 - Reduce and restrict the speed of traffic by narrowing the carriageway with temporary build-outs and signage. If successful restrict access to local access only however, uncertainty exists as modelling/evaluation has not yet been completed; and
- ETRO 3- Remove general traffic along Blackfriars St northbound, creating more freedom for pedestrians, cyclists and public transport, however, uncertainty exists as modelling/evaluation has not yet been completed.

Whilst the high-level assessment of the interventions provides a broad indication of some of the issues surrounding their likely environmental performance, it also highlighted interventions where it was unclear if there would be positive, negative or no likely effects against the SEA objectives.

### **Uplighting and feature lighting to illuminate buildings**

Enhanced lighting maintenance has the potential to improve perceptions of security, however, it is uncertain if the project will have a positive or negative effect on biodiversity assets, particularly bats, in the George Street area. Any permanent lighting should be designed to be 'animal friendly' and should not illuminate habitats. Screening techniques and dark buffer zones are advised to reduce the impact on these habitats. Low or high-pressure sodium lamps instead of mercury and metal halide lamps are preferred for their UV filtering properties, reducing light spillage and pollution. 'Warm white' lighting also reduces the impacts of lighting on bats as well as other species<sup>2</sup>.

**More flexible use of parking spaces - creating parklets which reclaim parking bays for socialising, play and dwell time. Create a PARK(ing) Day which could bring a festival of parklets to the area**

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<sup>2</sup> <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

There is not enough detail to determine what effect the project will have on the “air” objective, therefore it has been classified as uncertain at this stage.

**Experimental Traffic Regulation Order (ETRO) 1 - retain the 2-way operation of Berry Street but for car-park access/egress only.**

There is not enough information to determine what effect the project will have on the “air” and “climatic factors” objectives therefore, it has been scored as uncertain at this stage.

**ETRO 2 - Reduce and restrict the speed of traffic by narrowing the carriageway with temporary build-outs and signage. If successful restrict access to local access only**

There is not enough information to determine what effect the project will have on the “air” and “climatic factors” objectives therefore, it has been scored as uncertain at this stage. However, it should be noted that one of the draft Mini Masterplan objectives is to reduce vehicular movement - this would have a significant positive impact on air quality, and place experience for residents.

**ETRO 3- Remove general traffic along Blackfriars St northbound, creating more freedom for pedestrians, cyclists and public transport**

There is not enough information to determine what effect the project will have on the “air” and “climatic factors” objectives therefore, it has been scored as uncertain at this stage.

## **6.4 Cumulative Effects**

A key requirement of the Environmental Assessment (Scotland) Act (2005) is the consideration of potential cumulative, secondary and synergistic environmental effects of draft plans. Previous sections of this report have described the potential environmental effects of individual elements of the draft George Street Mini Masterplan. This section takes a view of the plan as a whole and summarises its key cumulative effects on the environment.

In SEA, cumulative effects assessment should consider the effects of the draft plan in conjunction with other relevant plans outwith the geographical and temporal scope of the plan in question. In the context of the draft George Street Mini Masterplan, the majority of its effects are likely to be ‘internal’, that is they are likely to arise from the various elements of the draft George Street Mini Masterplan itself rather than from the draft George Street Mini Masterplan in combination with other plans and programmes (assuming that the City Centre and any subsequent revisions to the Local Plan are treated as all part of a single overall strategy for the area – if they extend or diverge from the contents of the draft George Street Mini Masterplan there is the potential for additional cumulative effects from these various plans in combination). Once formally adopted, the individual draft George Street Mini Masterplan projects will be subject to the planning application process through Aberdeen City Council, informed by the land use allocations in the current and/ or future Aberdeen City Council Local Plans. As part of this process, it is recommended that the cumulative effects of the project in question are considered in combination with other draft George Street Mini Masterplan projects, on a case-by-case basis and in the context of the wider Aberdeen area, by the Aberdeen City Council Planning Department.

The draft George Street Mini Masterplan present opportunities to improve the habitats through the planting of native trees, encouraging active travel, reducing speed on roads and carbon/energy efficiency measures provides in synergy, including carbon sequestration, hazard management, air pollution removal, recreation and amenity value.

The cumulative effects of the draft George Street Mini Masterplan have been identified based on:

- Similar environmental effects occur repeatedly from different activities within the draft George Street Mini Masterplan which individually may not be significant but are when in combination or the significance is increased by them occurring repeatedly.
- Individual receptors (e.g., water quality, a particular type of habitat etc) are being impacted repeatedly by potentially different effects from George Street Mini Masterplan activities.

#### Similar environmental effects occurring repeatedly.

The following is a list of environmental effects that have been identified as occurring repeatedly if the masterplan is adopted and enabled:

#### **Positive cumulative effects**

- Potential for tree planting under draft George Street Mini Masterplan activities has the potential to contribute to enhancing natural resources for carbon capture.
- Opportunity for habitat creation and enhancement by reconfiguring, improving and redefining the existing street network across the George Street area. This would create opportunities to introduce the features such as SUDS, mini habitats, street greening such as shrub planting, wild flowers, edibles and sensory planting) and vertical green wall features.
- Norco House would be refurbished/redeveloped.
- Provision of employment and community facilities, integrated transport links, environmental improvements, and contributions to regeneration including refurbishment/redevelopment of Norco House (scenarios 1 and 2).
- The George Street area under the Mini Masterplan could result in improvements to the general quality of surroundings.
- Energy-efficient designs could be incorporated alongside renewable and low-carbon energy sources, with consideration provided on how further decarbonisation could be achieved in the future.
- Given the scale and importance of the facilities and residential dwellings planned, the energy demands could be significant. Opportunities exist for area-wide intervention across existing streets, such as added robustness and security of energy supplies, improved thermal insulation and reduced energy consumption.
- The Mini Masterplan provide an opportunity for new green networks, particularly SUDS which could benefit biodiversity, with a focus on areas with density of residential accommodation e.g. Charlotte Street and Craigie Street.
- Opportunities to promote the reuse of buildings, demolition materials and encouragement of the use of local materials.
- Opportunity to improve the management of resources and construction waste through the programme of works e.g. implementation of Site Waste Management Plans and Construction Environmental Management Plans during demolition and construction works.
- There is an opportunity to implement efficient domestic waste collection measures.

#### **Negative cumulative effects**

- Increased jobs, residential development recreational/leisure facilities, commercial, etc. have the potential to result in increased GHG emissions (both through increased car use, demolition of Norco House and extension, energy use etc.). This could, however, be offset depending upon for example extent of sustainable travel options, access design etc.
- The site has the potential to increase vulnerability to climate changes i.e. increased number of residential properties etc. It should be noted that National Planning Framework (NPF) 4 (Policy 1) gives weight to encouraging, promoting and facilitating development that addresses the global climate emergency and nature crisis and ensures LDPs address the Global Emergency Climate and Nature Crisis. The outcomes of this policy should be Net Zero and Nature Positive Places. New development will be required to meet this policy and Policy 2 'Climate mitigation and adaptation' which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change.

- The draft George Street Mini Masterplan projects, during construction and operational phases, have potential to cause an increase in diffuse source water pollution i.e. spills during construction, run-off from roads, residential properties and commercial areas;
- Development may result in significant visual impact.
- The draft George Street Mini Masterplan projects have the potential to result in short-term disturbance impacts on biodiversity during demolition, construction and operational phases.
- Parts or all of, the iconic Norco House could be lost. It should be noted that Historic Environment Scotland undertook an assessment using the selection guidance and it was found that the surviving two principal elevations (to George Street and St Andrew Street) of Norco House met the criteria of special architectural or historic interest. However, the decision was not to list the building because of ongoing development proposals.
- Draft George Street Mini Masterplan development is likely to increase the production of demolition/construction waste., for example, the demolition of the Norco House extension, or the full demolition of Norco House and extension.

## 7 IMPLEMENTATION AND MONITORING OF THE DRAFT GEORGE STREET MINI MASTERPLAN

### 7.1 Proposals for monitoring

Monitoring the significant environmental effects of implementing the draft George Street Mini Masterplan is a fundamental part of the SEA process. The SEA Act require the significant environmental effects of a plan or programme (and in the case of the Act, a strategy) to be monitored and that the Environment Report (this report) should include a description of measures 'envisaged' for monitoring the implementation of the plan. This may help identify opportunities for subsequent revisions of the George Street Mini Masterplan to contribute further to the environmental protection and enhancement of the George Street area.

As noted previously, assessment, mitigation/ enhancement recommendations and **monitoring proposals** outlined in this report will need to be re-visited after the consultation has been undertaken on the draft George Street Mini Masterplan and this Environmental Report to take account of any responses and significant changes that may be made to the plan. In addition, a comprehensive framework for monitoring the significant environmental effects of the draft George Street Mini Masterplan will need to be developed and submitted to the Scottish Government SEA Gateway within a statutory period after the draft George Street Mini Masterplan is adopted. As such, the monitoring proposals outlined in Table 7-1 are only a starting point. They may be subject to refinement and update once final changes to the draft George Street Mini Masterplan have been made.

Where possible, monitoring of significant environmental effects for SEA should be integrated with performance monitoring of the draft George Street Mini Masterplan and any existing monitoring regimes e.g., cultural heritage, public health and well-being, condition of protected species etc. The currently proposed monitoring in the draft George Street Mini Masterplan is not adequate to monitor progress towards the environmental goals it enshrines in its vision. We would recommend that Aberdeen City Council incorporate some environmental monitoring as part of its overall monitoring of output measures. Examples of monitoring for environmental performance might include improvements in the condition of the Townscape, the North East Scotland Local Biodiversity Action Plan NESLBAP habitats brought back into favourable condition, the number of developers endorsing sustainable construction/ demolition guidance etc.

Table 7-1 identifies several different types of potential indicators including contextual, outcome and significant effects indicators. Further information on these types of indicators is provided below.

- **Contextual indicators** monitor the background against which the draft George Street Mini Masterplan will operate once adopted. Examples of information collected under context indicators may include mortality rates, air quality and area of available open space.
- **Output indicators** monitor specific actions arising from the plan such as the number of flood defence schemes put in place or traffic management plans produced.
- **Outcome or significant effects indicators** facilitate an understanding of the actual nature of predicted effects. For example, monitoring the health impacts of increased traffic-related air pollution in Aberdeen City Centre might consider the additional number of asthma cases within the population of George Street.



**Table 7-1: Monitoring Plan**

Significant environmental effects	Potential monitoring indicators	Data Source	Who is responsible	Timescale	What remedial actions could be taken?
<b>Biodiversity, flora and fauna</b>					
Effects on various biodiversity receptors specifically bats, are likely as a result of the construction and operational impacts of development including disturbance, vegetation removal and land take.	<ul style="list-style-type: none"> <li>Impacts on protected species such as bats.</li> <li>Impacts on local natural heritage sites.</li> <li>Impacts on wider biodiversity, flora and fauna.</li> </ul>	NatureScot <a href="#">NatureScot data services</a>  Aberdeen City Council 'Biodiversity Duty Report'	Aberdeen City Council Environment Team, NatureScot, North East Scotland Biodiversity Partnership	Annually   Every 3 years	Review of Supplementary Guidance on Natural Heritage  Cognisance of issues and mitigation measures required.
<b>Population and human health</b>					
<b>Recreation and access effects</b> An increase in the size of the population, potentially over a short period of time, may increase pressure on existing infrastructure, recreational facilities, open space and other green infrastructure.	<ul style="list-style-type: none"> <li>Impact on Open Space Provision</li> <li>Open space quality (Improve or degradation).</li> <li>Consultation (Feb 22) stated lack of greenspace as an area weakness</li> </ul>	Aberdeen City Council Open Space Strategy and Greenspace Network reviews	Aberdeen City Council Environment Team	Open Space Strategy Annual Monitoring	Review of supplementary guidance on open space and greenspace network.  Time period - this will be allied to housing markets - of which there is no strong market demand at present.
<b>Nuisance effects</b> Significant short-term nuisance effects may arise during construction phases in relation to noise, dust, vibration and other disruption impacts.	<ul style="list-style-type: none"> <li>The number of complaints for nuisance (within the George Street area per 6 months).</li> </ul>	Aberdeen City Council Environmental Health complaint procedure	Environmental Health	Annually	Responding to complaints.  Construction methodology is standard for demolition/redevelopment works.
<b>Water</b>					
<b>Water quality and pollution effects</b> <ul style="list-style-type: none"> <li>Increased diffuse source water pollution including contaminated run-off from expanded urban areas and accidental discharges from the George Street area facilities can potentially negatively affect water quality.</li> <li>Treatment train is developed across the site by using strategic features as well as SUDS within the development areas.</li> <li>integral blue/green infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Impact on water quality</li> <li>Reduce surface water input to Scottish Water infrastructure.</li> <li>Reduce levels of water pollution.</li> <li>Ensure sustainable use of water resources.</li> <li>Reduce (the risk of) surface water flooding.</li> <li>Typical situations within an urban environment.</li> </ul>	SEPA – Water Classification Hub  Scottish Water Data	SEPA, Scottish Water Aberdeen City Council	Annually	Review supplementary guidance on flooding and drainage. The SUDS treatment train uses a logical sequence of SUDS facilities. This allows run-off to pass through several different SUDS before reaching the receiving watercourse or water bodies. By using the treatment train, run-off will encounter different passive treatment processes that are active in different types of facilities. The treatment train comprises four stages: <ol style="list-style-type: none"> <li>Prevention</li> <li>Source control</li> <li>Site control</li> <li>Local Regional control</li> </ol>
<b>Flood risk</b> Aberdeen City Centre is vulnerable to flooding as noted in Appendix D.	<ul style="list-style-type: none"> <li>Impact on the number of flood events</li> <li>Adapt to climate change</li> </ul>	Aberdeen City Council Flooding Team  Flood monitoring data from SEPA <a href="#">Scottish Environment Protection Agency</a> (SEPA)	SEPA and Aberdeen City Council	As and when flood risk and pollution increase	Review supplementary guidance on flooding and drainage.  Apply policy on water efficiency.  Flood risk areas illustrated in Appendix D

Significant environmental effects	Potential monitoring indicators	Data Source	Who is responsible	Timescale	What remedial actions could be taken?
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Soil					
<p><b>Contaminated Land</b> Without knowing how contaminated material, if any, was dealt with when the site was first developed, it is not possible to discount the possibility that contaminated material will be encountered on site.</p>	<p>Remediation of contaminated land</p> <p>Reductions in soil health/ quality.</p>	<p>Aberdeen City Council Contaminated Land Unit</p> <p>Aberdeen City Council - <a href="#">Aberdeen Adapts Climate Adaptation Framework</a></p>	<p>Contaminated Land Unit, SEPA</p>	<p>As and when</p>	<p>Prepare or revise supplementary guidance.</p> <p>No part of the study area is classified as contaminated land. Site remediation process would govern as part of demolition programmes.</p>
Air					
<p><b>Air quality and emissions to air</b> Proposed development under the draft George Street Mini Masterplan has the potential to increase traffic in the area during construction (delivery vehicles/ heavy plant, increased congestion due to temporary traffic lights etc) and operation (increased leisure traffic, delivery traffic, fan traffic etc) and as a result, increased emissions of traffic-related air pollutants, including PM<sub>10</sub> and NO<sub>x</sub>, are likely.</p> <p>Additional residential dwellings under all three scenarios have the potential to increase traffic, however, sustainable alternatives to car use are promoted within the Mini Masterplan.</p>	<p>Effect on Air Quality Management Areas.</p>	<p>Aberdeen City Council '<a href="#">Local Air Quality Monitoring Progress Reports</a>'.</p> <p>Monitoring of Active Travel.</p> <p>Local Transport Strategy Monitoring of modal shift in transport modes.</p>	<p>Environmental Health.</p> <p>Transportation.</p> <p>Transportation.</p>	<p>As part of the Air Quality Action Plan or as and when is necessary.</p> <p>Annually.</p> <p>Annual Progress Reports on the LTS.</p>	<p>Review Supplementary Guidance on Air Quality.</p> <p>Introduction of the LEZ and future consideration of its boundaries.</p> <p>Review Local Transport Strategy.</p> <p>No new car parking spaces would be created for new residential development per ALDP 2020 policy within the city centre</p>
Climatic factors					
<p><b>GHG emissions</b> Increased numbers of residents, visitors and businesses and commercial properties in the George Street area can potentially result in significant increases in GHG emissions, mainly from the transport and domestic sectors.</p>	<p>Increase/decrease in Greenhouse Gas Emissions</p>	<p>Aberdeen City Council – Submission to Scottish Public Bodies Climate Change Reporting. The Climate Change Report uses BEIS UK local authority emissions data sets <a href="https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics">https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics</a></p>	<p>Aberdeen City Council Climate and Sustainability Policy Team</p>	<p>Annually</p>	<p>Prepare or revise supplementary guidance.</p>
<p><b>Energy consumption</b> Increased numbers of residents, visitors, businesses and commercial properties in the George Street area can potentially result in increased energy consumption.</p>	<p>Energy Efficiency</p>	<p>Net Zero Aberdeen Routemap</p>	<p>Aberdeen City Council Environment Team</p>	<p>As updated</p>	<p>Prepare or revise supplementary guidance.</p>
<p><b>Climate change adaptation and vulnerability</b> The proposed development has the potential to increase vulnerability to local climate change impacts including flooding.</p>	<p>Priorities, goals and action areas for city resilience.</p> <p>It also has the potential to mitigate through good design</p>	<p>Aberdeen City Council - <a href="#">Aberdeen Adapts Climate Adaptation Framework</a></p>	<p>Aberdeen Adapts team</p>	<p>Annually</p>	<p>Prepare or revise supplementary guidance.</p>

Significant environmental effects	Potential monitoring indicators	Data Source	Who is responsible	Timescale	What remedial actions could be taken?
<b>Cultural Heritage</b>					

<p><b>Nationally, regionally and locally important cultural heritage features</b> Potentially insensitive development under the Mini Masterplan, including inappropriate design and/ or siting of projects, may negatively affect the site and setting of historic environment features.</p>	<ul style="list-style-type: none"> <li>• The integrity of the site and setting of statutory historic environment features within the George Street area</li> <li>• The integrity of the site and setting of non-statutory historic environment features within the George Street area</li> <li>• Condition of statutory historic environment features within the George Street area per year</li> </ul>	<p>Masterplanning, Design and Conservation (MDC) team, Historic Environment Scotland</p>	<p>Aberdeenshire Council Archaeology Service, Historic Environment Scotland</p>	<p>Annually</p>	<p>Prepare or revise supplementary guidance.</p>
<b>Landscape</b>					
<p><b>Landscape Character Types</b> Potential development activity under the draft George Street Mini Masterplan has the potential to negatively affect the townscape.</p>	<p>Condition of sensitive landscape/townscape within the George Street area.</p>	<p>Development Management and developers</p>	<p>Development Management and developers</p>	<p>Biannually</p>	<p>Review land allocations and/or prepare supplementary guidance</p>
<b>Material Assets</b>					
<p><b>Existing and planned utilities, infrastructure, transport, etc.</b></p>	<ul style="list-style-type: none"> <li>• Number of new recreational/ commercial developments incorporating SUDS within the George Street area</li> <li>• Information on the City's larger developments</li> </ul>	<p>Monitoring of planning applications  Aberdeen Development Activity Report</p>	<p>Development Management</p>	<p>Annually</p>	<p>Prepare or revise supplementary guidance.</p>
<p><b>Waste and resource management</b> Increased numbers of residents, visitors, commercial properties and businesses in the George Street area have the potential to cause an increase in the production of waste during demolition, construction and operational phases.</p>	<ul style="list-style-type: none"> <li>• Percentage of Municipal Solid Waste recycled or composted (within George Street area per year)</li> <li>• Percentage of Municipal Soil Waste sent to landfill</li> <li>• Number of developers endorsing sustainable construction using Construction Environmental Management Plans (CEMPs)/ Site Waste Management Plans</li> </ul>	<p>Aberdeen City Council Waste and Recycling Team- Monitoring of Waste.  No waste strategy review has taken place as yet – this should be undertaken to enable service improvement.</p>	<p>Development Management, Waste Team, SEPA</p>	<p>Annually</p>	<p>Prepare or revise supplementary guidance.</p>

# APPENDICES

# **A CONSULTATION SCOPING OPINIONS AND TAKING ACCOUNT OF RESPONSES**

<b>Draft George Street Mini Masterplan SEA – Responses from Consultation Authorities on the Scoping Report.</b>	
<b>Summary of responses to SR and recommended changes for SEA from the Consultation Authorities</b>	<b>How response has been accounted for</b>
<b>Historic Environment Scotland</b>	
<b>Scope and level of detail</b>	
We note that the historic environment has been scoped into the assessment and we agree with this. On the basis of the information provided, we are content with this approach and are satisfied with the scope and level of detail proposed for the assessment, subject to the detailed comments provided in the attached annex.	Noted
<b>Consultation period for the Environmental Report</b>	
We understand that a 6 week consultation on the environmental report and relevant documents is proposed and we are content to agree with this timescale.	Noted
<b>Environmental Baseline</b>	
We can confirm the accuracy of the environmental baseline information as it relates to designated assets. We also note the consideration given within the historic environment section of the report to Norco House. Historic Environment Scotland have previously been asked to consider this structure for listing. Following an assessment using the selection guidance it was found that the surviving two principal elevations (to George Street and to St Andrew Street) of Norco House met the criteria of special architectural or historic interest. However, the decision was not to list the building because of ongoing development proposals.	Noted
<b>Environmental Characteristics</b>	
We welcome the consideration given to the contribution played by both designated and undesignated historic environment assets within the area, including buildings which have townscape interest/character as well as character areas within and adjacent to the masterplan area.	Noted
<b>Proposed SEA Objectives</b>	
We welcome the identification of an SEA objective for the historic environment. We also note that questions have been identified in order to test the content of the masterplan and its reasonable alternatives. In light of the identification earlier in the scoping report of buildings which have townscape interest/character it would be beneficial if a question covering these assets is also included.	Noted – Refer to Appendix E, F and G of the SEA Environmental Report
<b>Scoping of Likely Significant Effects</b>	
We note that the historic environment has been scoped into the assessment and we agree with this.	Noted
<b>Assessment Methodology</b>	
A standard matrix system approach to reporting the identified effects of the masterplan is proposed. We would encourage the use of the commentary section to fully explain the reasoning underpinning the findings. Furthermore, when scoring the level of effect the report should make clear both the predicted level of effect prior to any mitigation and the predicted significance of effect following the successful implementation of proposed mitigation measures.	Noted – Refer to Appendix E and F of the SEA Environmental Report

<b>Mitigation and Monitoring</b>	
As the report notes, one of the key elements of mitigation is to inform changes to proposals contained within the masterplan as well as influencing decisions around available options.	Noted
<b>Relationship with other PPS</b>	
Simply for information National Planning Framework 4 was adopted on 13 February 2023 and it should be noted that the information given within the scoping report under National Planning Policy relates to the previous draft, with national policy now coming under the headings of Sustainable Places, Liveable Places and Productive Places.	Noted - Refer to Appendix C of the SEA Environmental Report
<b>Scottish Environmental Protection Agency (SEPA)</b>	
<b>Water</b>	
The ER should include a detailed assessment of water in the urban environment of George Street and surrounds. This should include a detailed understanding of any existing SUDS and other above ground drainage, Scottish Water infrastructure below ground and any other below ground storage, drains and culverts including in the ownership of Aberdeen City Council or private.	Refer to Section 7 within Appendix D of the SEA Environmental Report
The ER should include an understanding of environmental problems relating to this surface water infrastructure including potential causes and with reference to climate change and surface water flooding particularly as a result of intense rainfall overloading drainage systems.	Refer to Section 7 within Appendix D of the SEA Environmental Report
Mitigation & Enhancement: references to retrofitting SUDS are already included but nothing actually shows water management yet. The ER/masterplan will require further details of water management proposals. Unless there are actual proposals it will not be possible to show mitigation and enhancement of the water environment as identified in Table 4-1.	Refer to Appendix E, F and G and Table 7-1 within the SEA Environmental Report
Examples of SEA water objectives for an urban environment: - To reduce levels of water pollution. - To ensure sustainable use of water resources - To reduce (the risk of) surface water flooding - To adapt to climate change - To reduce surface water input to Scottish Water infrastructure.	Table 7-1 within the SEA Environmental Report
Examples of mitigation & enhancement: - requiring the use of sustainable urban drainage systems employing a treatment train approach for all types of built development and urban infrastructure including retrofitting SUDS; - integral blue/green infrastructure	Table 7-1 within the SEA Environmental Report
<b>NatureScot</b>	
<b>Scope of Assessment and Level of Detail</b>	
We are content with the scope and level of detail proposed for the Environmental Report. The scoping report is well-structured, comprehensive and easy to follow.	Noted
<b>Methodology</b>	

We note that the use of SEA Objectives and an assessment matrix is proposed to assess for significant environmental effects. This is a tried and tested approach which we support. We have made some recommendations for minor changes below in relation to the SEA Objectives.	Noted
The inclusion of enhancement as well as mitigation measures in the assessment matrix is strongly supported as this will allow for the identification of precise enhancement measures such as biodiversity enhancement in line with the emerging National Planning Framework 4 (NPF4). We consider that SEA is a valuable tool in creating successful, nature-rich places and therefore we would like to see the George Street Mini Masterplan maximise on this opportunity.	Refer to Appendix E, R and G of the SEA Environmental Report
<b>Consultation Period for the Environment Report</b>	
We note that the proposed consultation period for the Environmental Report is 6 weeks which we are happy with.	Noted
<b>Other Relevant Plans, Programmes and Strategies (PPS)</b>	
<b>Table 3-1: Name of Plan, Programme, Strategy or Environmental Protection Strategy (p. 18)</b>	
We welcome the inclusion of Scotland's Biodiversity Strategy (2004), however, we recommend including the updated draft strategy 'Scottish Biodiversity Strategy to 2045: Tackling the Nature Emergency in Scotland' to ensure the information and baseline is up to date and relevant.	Added to Appendix C as recommended
<b>3.7.17 Environmental Baseline Appraisal (p. 44)</b>	
Table 3-11 which sets out the environmental baseline sources and how the Mini Masterplan seeks to tackle environmental issues in relation to the SEA topics is welcomed.	<b>Noted</b>
We strongly support the intention to provide biodiversity enhancement through the Mini Masterplan as well as protection. The SEA process will provide a valuable tool in assessing existing biodiversity assets and identifying specific opportunities in the George Street area. We look forward to the Environmental Report providing further detail on this and setting out specific biodiversity enhancement opportunities and measures which can be pulled through to the Mini Masterplan itself. We worked with Scottish Government to prepare the 'Delivering Scotland's Ambition to Secure Positive Effects for Biodiversity' report which could be of interest. Further guidance is expected to be prepared in due course to support National Planning Framework 4 (NPF4).	Refer to Appendix E, F and G of the SEA Environmental Report
In relation to Water, we welcome the intention to incorporate best management practices for SUDS and green infrastructure and suggest that the SEA is used to identify specific opportunities for precise habitat opportunities as well as wider multifunctional benefits which should directly inform the development framework. In line with the emerging NPF4, it would be useful to also consider opportunities for blue infrastructure elements.	Refer to Appendix E and F of the SEA Environmental Report
The consideration of active travel / recreation is welcomed under Climatic Factors. The intention to explore opportunities renewable energy provision and low/zero carbon technologies is also welcomed and should be suitably assessed through the SEA, including Landscape & Visual impacts.	Refer to Appendix E, F and G of the SEA Environmental Report
<b>SEA Objectives and Questions (p. 51)</b>	



The use of SEA Objectives and Questions is a tried and test approach and we consider it appropriate for this SEA.	Noted
Table 4-1 clearly sets out the SEA Topics, Objectives and Questions. The SEA Questions are well-worded and allow for consideration of the significance of any environmental effects. We support the intention to consider the key receptors and objectives throughout the SEA process and use them to inform the development of the draft George Street Mini Masterplan at key decision making stages. We note that the Objectives are in draft form and will be further refined in subsequent stages of the SEA process.	Noted
<p>We have made some recommendations for amendments to the SEA Objectives below.</p> <ul style="list-style-type: none"> <li>• In line with the emerging NPF4, we recommend amending the Objective under Biodiversity, Flora and Fauna to <i>“Protect or conserve and, where possible, restore and enhance biodiversity and valued nature conservation habitats and species”</i>.</li> <li>• Under Landscape, we suggest amending to consider visual amenity. For example <i>“Protect and enhance landscape character, local distinctiveness, <b>visual amenity</b> and promote access to the wider environment”</i>. This should also be reflected in the SEA Questions which could, for example, be expanded to include <i>“To what extent will the site impact on visual amenity and key views?”</i> In line with the Landscape Objective, it would be useful to include a question on access to the wider environment, for example, <i>“To what extent will the Mini Masterplan promote access to the wider environment?”</i></li> </ul> <p>In relation to Climatic Factors, it could be useful to consider the quality of provision for example, active travel and green infrastructure provision. We also suggest including blue infrastructure alongside green infrastructure. As such we recommend amending the Climatic Factors questions to <i>“To what extent will the <b>Mini Masterplan</b> promote...sustainable transport and <b>high quality</b> active travel provision...<b>high quality</b> green and blue infrastructure provision?”</i></p>	Refer to Appendix F of the SEA Environmental Report
<b>Scope and Methodology</b>	
We note that all SEA topics have been scoped into the SEA and we are content with this conclusion	Noted
Under 5.3 ‘Framework for Assessing the George Street Mini Masterplan’ we note that <i>“The Environmental Report will also include measures to avoid, reduce or mitigate any significant effects of the George Street Mini Masterplan”</i> . We consider the SEA process an excellent opportunity to also identify enhancement opportunities and suggest this is reflected throughout the SEA. As such, sub-task 5 in Table 5-2 (p. 54) should be amended to reflect this.	Noted
<b>Assessment Matrix (Table 5-4, p. 56)</b>	
This is a tried and tested tool which is clear and well-structured in Table 5-5. We welcome the mitigation/enhancement column which will be an excellent opportunity to identify precise mitigation measures and enhancement opportunities to be delivered on-site, for example, biodiversity enhancements in line with the emerging NPF4. The commentary column is also welcomed. It would be useful to also include space for commentary on cumulative effects etc. which could be added in another row at the bottom of the table.	Noted. Refer to Section 6.4 of the Environmental Report
<b>Monitoring (p. 57)</b>	

We are content with the outlined approach to monitoring.	Noted
<b>6.1 Proposed Consultation Timescales and Method</b>	
We note the consultation period of 6 weeks and are happy with this. The inclusion of the anticipated milestones is really useful.	Noted

## **B SEA ENVIRONMENTAL REPORT: CONSULTEE RESPONSES**

## **C SUMMARY OF PLANS, PROGRAMMES AND STRATEGIES RELEVANT TO THE DEVELOPMENT OF THE ABERDEEN DRAFT GEORGE STREET MINI MASTERPLAN**

**Other Relevant Plans, Policies and Strategies to be analysed in the Environmental Report for their Relationship to the Draft George Street Mini Masterplan**

Level	Main Requirements of the PPS	Implications of the PPS for Draft George Street Mini Masterplan
<b>International Level</b>		
<b>Nature Conservation</b>		
Paris Agreement 2015	The Paris Agreement is a legally binding international treaty on climate change. It was adopted by 196 Parties at COP 21 in Paris, on 12 December 2015 and entered into force on 4 November 2016. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels.	United Nations. The Agreement includes commitments from all countries to reduce their emissions and work together to adapt to the impacts of climate change and calls on countries to strengthen their commitments over time.
International UN Agreements - Kyoto Protocol (2005)	Commitment by industrialised countries to reduce four greenhouse gases (carbon dioxide, methane, nitrous oxide, sulphur hexafluoride) plus two groups of gases (hydrofluorocarbons and perfluorocarbons).	United Nations Framework Convention on Climate Change (UNFCCC or FCCC) protocol aimed at fighting climate change.
UN Climate Change Conference of the Parties (COP26) (Glasgow)	The COP26 climate change conference took place in Glasgow from 31 October to 12 November 2021. The main goal was to secure global net zero by mid-century and keep a maximum of 1.5 C degrees of warming within reach.	Net zero aligns with the aims of both the Scottish Government and Aberdeen City Council.
The Habitats Directive 92/43/EEC	Protects habitats and species. Gives basis to classify SACs and SPAs	The draft George Street Mini Masterplan will aim to protect and enhance the natural habitats of associated flora and fauna.
The Birds Directive 2009/147/EC	Protection of wild birds and their habitats	The draft George Street Mini Masterplan is designed to protect and conserve ecosystems and biodiversity, specifically rare or vulnerable birds.
<b>Water</b>		
Water Framework Directive 2000/60/EC	The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status'. Addresses groundwater pollution; flooding and droughts; river basin management planning.	Through the development of the draft George Street Mini Masterplan, account will be taken to protect water bodies from fragmentation, pollution and degradation.
<b>Waste</b>		

<p>The Landfill Directive 99/31/EC</p>	<p>The Landfill Directive aims to reduce, as far as possible.</p> <ul style="list-style-type: none"> <li>• the negative effects of landfilling waste; and</li> <li>• sets targets and timescales for reducing the amount of biodegradable municipal waste (BMW) sent to landfill</li> </ul>	<p>The Mini Masterplan should reflect the needs of the Landfill Directive, including the infrastructure required to meet municipal biodegradable waste targets.</p>
<p>The Waste Framework Directive 2006/12/EC</p>	<p>Requires the planning system to:</p> <ul style="list-style-type: none"> <li>• Provide policies and sites for waste disposal.</li> <li>• Recover or dispose of waste without endangering human health and without processes or methods which could harm the environment.</li> <li>• Liaison between planning authorities and SEPA.</li> <li>• Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste.</li> </ul>	<p>The Mini Masterplan should ensure it utilises waste management facilities identified under higher-tier plans whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast.</p>
<p><b>National Level</b></p>		
<p><b>Overarching Planning Policy</b></p>		
<p>Town &amp; Country Planning (Scotland) Act 1997</p>	<p>This is the principle piece of legislation governing the use and development of land in Scotland.</p>	<p>The Council must adhere to the requirements of the Act in the preparation and production of the draft George Street Mini Masterplan.</p>
<p>Planning Etc (Scotland) Act 2006</p>	<p>Amends certain aspects of the 1997 Act, relating to both Development Planning and Development Management. Introduces a new development plan hierarchy: National Planning Framework; Strategic Development Plans; Local Development Plans.</p>	<p>The Council must take account of the requirements of the Act in the preparation and production of the draft George Street Mini Masterplan, in protecting and enhancing the environment and biodiversity and promoting low carbon economic growth.</p>
<p>National Planning Framework for Scotland 4 (NPF4) (2023)</p>	<p>NPF4 was adopted on 13 February 2023 and it should be noted that the information given within the scoping report under National Planning Policy relates to the previous draft, with national policy now coming under the headings of Sustainable Places, Liveable Places and Productive Places.</p> <p>NPF4 sets out the Scottish Governments priorities and policies for the planning system up to 2045 and how our approach to planning and development will help to achieve a net zero, sustainable Scotland by 2045. NPF4 differs from previous NPFs in two ways. It incorporates Scottish Planning Policy and the NPF into a single document and forms part of the statutory development plan.</p>	<p>With climate and nature forming the foundations of the NPF4 vision, these themes have influenced the spatial strategy as a whole, along with a range of policies that aim to improve people’s lives by making sustainable, liveable, productive places. This includes a new ‘overarching’ policy which states that “significant weight will be given to the global climate and nature crises” when considering all development proposals.</p> <p>The emphasis is on reducing emissions as far as possible rather than eliminating all emissions and at this stage quantitative assessments are only expected for some national or major development proposals.</p>

		<p>The draft George Street Mini Masterplan will take into consideration:</p> <ul style="list-style-type: none"> <li>• Policy 1 – Tackling the climate and nature crises</li> <li>• Policy 2 - Climate mitigation and adaptation</li> <li>• Policy 3 – Biodiversity</li> <li>• Policy 16 - Quality homes</li> <li>• Policy 23 - Health and safety</li> </ul>
National Planning Framework for Scotland 3 (NPF3) (2014)	<p>Provides a framework to guide sustainable growth and development of Scotland. Identifies priorities for strategic investment which will be a material consideration in making sustainable planning policy. It sets out key planning outcomes for Scotland:</p> <ol style="list-style-type: none"> <li>1. A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places</li> <li>2. A low carbon place – reducing our carbon emissions and adapting to climate change</li> <li>3. A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use</li> <li>4. A connected place – supporting better transport and digital connectivity</li> </ol>	<p>The draft George Street Mini Masterplan should contribute to each of these planning outcomes: developing a more coordinated draft George Street Mini Masterplan will create well-designed places, such as regenerating natural and cultural assets, this should enhance the area and increase visitor numbers. Additionally, the role of green infrastructure, vegetation and water bodies will help create carbon sinks which contribute to the aesthetics of the natural environment and the variety of biodiversity.</p>
Scottish Planning Policy 2014	<p>Economic development should raise the quality of life of the Scottish people through increasing economic opportunities for all, on a socially and environmentally sustainable basis. The planning system should provide strong support for economic development, to both new and expanding businesses, where it is consistent with other national and local policies, in particular the promotion of social justice and sustainable development.</p>	<p>The draft George Street Mini Masterplan should take account of the principles set out in the SPP, and as a result, the draft George Street Mini Masterplan should incorporate elements of the SPP where appropriate.</p>
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	<p>Primary legislation sets out the legal requirements for the control of development and alterations that affect buildings that are listed, and the framework by which control is maintained.</p>	<p>If appropriate, the draft George Street Mini Masterplan should take account of this legislation in relation to Listed Buildings.</p>
<b>Cross-Sectoral</b>		
Transport (Scotland) Act 2019	<p>The Act aims to make Scotland’s transport network cleaner, smarter and more accessible by empowering local authorities and establishing consistent standards to tackle current and future challenges. The Act seeks to deliver a more responsive and sustainable transport system for everyone.</p>	<p>The draft George Street Mini Masterplan shall consider the requirements of the ACT.</p>

National Transport Strategy 2 (2020)	The National Transport Strategy sets out a vision for Scotland's transport system for the next 20 years. The vision is underpinned by four priorities: Reduces Inequalities, Takes Climate Action, Helps Deliver Inclusive Economic Growth and Improves our Health and Wellbeing, each with three associated outcomes.	The draft George Street Mini Masterplan should consider the integration of LTS objectives, actions and committed projects.
Getting the best from our land: A land use strategy for Scotland 2016-2021	Scotland's first land use strategy, which identifies key principles for sustainable land use which reflect Government policies on the priorities which should influence land use choices. Sets out a long-term vision towards 2050 with three clear objectives relating to economic prosperity, environmental quality and communities.	The draft George Street Mini Masterplan should aim to conserve Scotland's biodiversity whilst reducing resource depletion and encouraging responsible use of our natural resources.
Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019	The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act sets statutory targets for reducing fuel poverty, introduces a new definition which aligns fuel poverty more closely with relative income poverty and requires Scottish ministers to produce a comprehensive strategy to show how they intend to meet the targets. The statutory targets set by the Act are that in 2040: <ul style="list-style-type: none"> <li>• no more than 5% of households should be in fuel poverty;</li> <li>• no more than 1% of households should be in extreme fuel poverty; and</li> <li>• the median fuel poverty gap of households in fuel poverty is no more than £250 in 2015 prices before adding inflation.</li> </ul>	Aberdeen City Council is committed to eradicating fuel poverty, and the Mini Masterplan should look to introduce measures to reduce energy consumption and improve energy efficiency.
<b>Air and Climate Change</b>		
Environment Act 1995	Provides the legal basis for the local air quality management (LAQM) regime, secondary legislation and the UK Air Quality Strategy	The draft George Street Mini Masterplan should include measures to improve local air quality.
Climate Change (Emissions Reduction Targets) (Scotland) Act 2019	The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 sets targets to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045.	The draft George Street Mini Masterplan should promote measures to reduce and minimise carbon emissions
UK Climate Change Risk Assessment 2022	The UK Climate Change Risk Assessment 2022 Evidence Report is the most up-to-date and comprehensive analysis of the risks and opportunities posed by climate change to the UK.	The Technical Report for the third Climate Change Risk Assessment (CCRA3) identifies sixty-one climate risks cutting across multiple sectors of society. In addition, identifies eight priority risk areas that require the most urgent UK-wide action over the next two years.



		The draft George Street Mini Masterplan should identify measures to reduce climate risks.
Heat in Buildings Strategy (2021)	This strategy addresses homes/ buildings in Scotland and sets out how to decarbonise our homes, and our commercial, industrial and public sector buildings, as part of setting a path to net zero by 2050.	Refer to and apply as practicable.
Climate Change Plan 2018-2032	This is the third report on proposals and policies (RPP3). It sets out the path to a low-carbon economy while helping to deliver sustainable economic growth and secure the wider benefits to a greener, fairer and healthier Scotland in 2032.	The draft George Street Mini Masterplan will contribute to delivering on the policies and proposals set out in the plan.
Climate Ready Scotland: climate change adaptation programme 2019-2024	The second Scottish Climate Change Adaptation Programme sets out policies and proposals to prepare Scotland for the challenges that we will face as our climate continues to change in the decades ahead. The Programme is a requirement of the Climate Change (Scotland) Act 2009 and addresses the risks set out in the UK Climate Change Risk Assessment (UK CCRA) 2022, published under section 56 of the UK Climate Change Act 2008	The draft George Street Mini Masterplan will reflect the sub-outcome of Scotland's buildings and places that are adaptable to climate change.
Climate Change (Scotland) Act 2009	The Climate Change (Scotland) Act 2009 is the Scottish Government's commitment to tackling climate change is set out in the Climate Change (Scotland) Act (2009). This sets Scotland's target at net-zero by 2045 (this means that by 2045 Scotland's emissions will be balanced by the amount removed from the atmosphere). There is also an interim target of a 75% reduction in emissions by 2030, relative to 1990 levels of emissions.	The draft George Street Mini Masterplan should identify measures to reduce climate risks."
Securing a green recovery on a path to net zero: climate change plan 2018–2032 - update	This update to Scotland's 2018-2032 Climate Change Plan sets out the Scottish Government's pathway to new and ambitious targets set by the Climate Change Act 2019. It is a key strategic document on Scotland's green recovery from COVID-19.	The draft George Street Mini Masterplan will incorporate the updates in the plan
UK Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2011)	The Strategy sets several air quality objectives for pollutants to improve and protect ambient air quality in the UK including sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone.	The draft George Street Mini Masterplan should provide actions that contribute to reducing air pollution and improving air quality.
Cleaner Air for Scotland 2 (CAFS2) strategy (2021)	Scotland's second air quality strategy, setting out how the Scottish Government and its partner organisations propose to further reduce air pollution to protect human health and fulfil Scotland's legal responsibilities over the period 2021-2026.	The draft George Street Mini Masterplan should include measures to reduce air pollution
Planning Advice Note 84 Reducing Carbon Emissions in New Development	Provides information on low and zero-carbon development through the use of energy-efficient and renewable energy systems	The draft George Street Mini Masterplan should include measures encouraging new development to incorporate low-carbon and renewable sources of energy.

Scottish Energy Strategy Position Statement (2021)	The Energy Strategy position statement provides an overview of our key priorities for the short to medium-term in ensuring a green economic recovery, whilst remaining aligned with the Scottish Government's net zero ambitions.	Refer to and apply "Key Priorities For Energy" as practicable.
The Heat Networks (Scotland) Act 2021	The Act has set statutory targets for heat supplied by heat networks.	North East Scotland College (NESCOL) is within the heat network. Investigate opportunities to connect to the Aberdeen Heat & Power City Centre District Heating System
<b>Heritage, Design and Regeneration</b>		
Our Place, Our Future (2023)	Our Past, Our Future is Scotland's new strategy for the historic environment, setting out a national mission to sustain and enhance the benefits of Scotland's historic environment, for people and communities now and into the future.	The Mini Masterplan will take cognisance of Our Past, Our Future as required.
Historic Environment Policy for Scotland (HEPS 2019)	HEPS should be taken into account whenever a decision will affect the historic environment. This includes plans and policies that deal with funding decisions or estate management or other specific topics such as agriculture or energy. It is also a material consideration for planning proposals that might affect the historic environment and in relation to listed building consent and scheduled monument consent ('material consideration' means that decision-makers should take it into account when coming to a decision). Decisions on scheduled monument consent are made in line with Historic Environment Scotland's policy for determining consent at scheduled monuments.	The HEPS shall be taken into consideration when developing the draft George Street Mini Masterplan to ensure it serves to promote and improve the historic environment, where relevant.
Our Place in Time: The Historic Environment Strategy for Scotland (2014)	A high-level framework produced by the Scottish Government sets out a 10-year vision for Scotland's historic environment.	The draft George Street Mini Masterplan should consider the role of carrying forward this strategy at a local level to protect and/or enhance Scotland's historic environment, particularly listed buildings and other locally important sites.
Creating Places - A policy statement on architecture and place for Scotland (2013)	The policy statement sets out the Scottish Government's overarching position on architecture and place. Architecture and place have an established, strong relationship with planning. Therefore, the policies contained in the document are material considerations in determining planning applications and appeals.	The policy framework for how design issues will be considered in relation to development and the different ways of doing things. The design factors and overarching objectives will be considered when selecting sites for play, open space projects and coordinating green network developments as part of the draft George Street Mini Masterplan.
Designing Streets: A Policy Statement for Scotland (2010)	Sets the context for good street design and the policies for implementation, planning considerations and embraces the six qualities of successful places as promoted in Designing Places	The policy framework for how design issues will be considered in relation to development and the different ways of doing things. The design factors

		and overarching objectives will be considered when selecting sites for play, open space projects and coordinating green network developments as part of the draft George Street Mini Masterplan.
Green Infrastructure: Design and Placemaking (2011)	Provides practical guidance to help achieve successful places.	The draft George Street Mini Masterplan should promote the use of green infrastructure in development.
<b>Soil</b>		
Scottish Soil Framework (2009)	The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland	The draft George Street Mini Masterplan will take cognisance of soil outcomes.
<b>Landscape</b>		
Scottish Landscape Forum: Scotland's Living Landscape, Places for People (2007)	Considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes.	Consider how the draft George Street Mini Masterplan can maintain and restore natural habitats to ensure biodiversity and landscapes
All Our Futures: Planning for a Scotland with an Ageing Population (2007)	The strategy covers topics such as the role of public services, increased opportunities for older people, better intergenerational relationships, improved health and providing lifelong learning opportunities.	The draft George Street Mini Masterplan should consider the needs of an ageing population.
Let's Make Scotland More Active: A Strategy for Physical Activity (2003)	Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.	The draft George Street Mini Masterplan should promote physical activities.
Let's Get Scotland Walking – The National Strategy (2014)	Let's Get Scotland Walking - the National Walking Strategy sets out a vision where everyone benefits from walking as part of their everyday journeys, and everyone has access to welcoming and safe environments to walk in.	The draft George Street Mini Masterplan will take cognisance of the national walking strategy and improve opportunities to access both formal and informal greenspaces.
Cycling Action Plan for Scotland 2017-2020	The Cycling Action Plan for Scotland (CAPS), sets out a framework aiming to increase cycling across Scotland.	The should encourage cycling and improve opportunities to access cycling infrastructure.
A Long-Term Vision for Active Travel in Scotland 2030	This document sets out how we hope Scotland will look in 2030 if more people are walking and cycling for short, everyday journeys allowing us to reap the benefits of active travel.	The draft George Street Mini Masterplan should align with the objectives of the long-term vision where practicable.
Equality Act 2010	Sets out a framework which prevents individuals from unfair treatment and promotes a more equal society.	The draft George Street Mini Masterplan should build the needs of people with protected characteristics into its strategic actions.

Disability Discrimination Acts 1995 and 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	The draft George Street Mini Masterplan should build the needs of disabled persons into its strategic actions.
Community Empowerment Act 2015	Provides a framework to increase community empowerment and engagement. Targets regeneration and community participation. Requires local authorities to produce a Food Growing Strategy.	The draft George Street Mini Masterplan should encourage and promote community involvement in the development of the framework, where appropriate.
<b>Natural Conservation</b>		
Wildlife and Countryside Act 1981 (as amended)	The Wildlife and Countryside Act 1981 is the primary legislation which protects animals, plants and habitats in the UK.	The draft George Street Mini Masterplan will take cognisance of the Act.
The Nature Conservation (Scotland) Act 2004	The Nature Conservation (Scotland) Act 2004 places a duty on public bodies to further the conservation of biodiversity and increases protection for Sites of Special Scientific Interest.	The draft George Street Mini Masterplan will take cognisance of the Act.
Developing with Nature (2023)	NatureScot has published Developing with Nature Guidance that aims to encourage developers and planners to deliver more for biodiversity as an everyday part of their development.  The information in the Guidance is intended to provide an understanding of what common measures to enhance biodiversity are feasible to non-specialists.	The draft George Street Mini Masterplan will take cognisance of this Guidance.
Scottish Biodiversity Strategy to 2045: Tackling the Nature Emergency in Scotland	This biodiversity strategy sets out our clear ambition for Scotland to be Nature Positive by 2030 and to have restored and regenerated biodiversity across the country by 2045.	The draft George Street Mini Masterplan will take cognisance of this strategy.
2020 Challenge for Scotland's Biodiversity - A Strategy for the conservation and enhancement of biodiversity in Scotland (2013)	The 2020 Challenge is a supplement to the Scottish Biodiversity Strategy (2004), focused on desired outcomes for 2020. It shows how the Scottish Government, its public agencies, Scottish business and others can contribute to the Strategy's aims as well as supporting sustainable economic growth.	The draft George Street Mini Masterplan will take cognisance of this strategy.
The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)	In Scotland, the Habitats Directive is translated into specific legal obligations by the Conservation (Natural Habitats, &c.) Regulations 1994.	The draft George Street Mini Masterplan will comply with the Regulations by not adversely

The Conservation (Natural Habitats) Amendment (Scotland) Regulations	The Habitats Regulations have been amended in Scotland, most recently in 2019 as a result of the UK leaving the EU. These amendments mean that we must continue to apply the requirements of the Habitats and Birds Directives to how European sites are designated and protected	affecting European sites or any species listed under the Directive.
<b>Water</b>		
Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended	Outlines the different levels of authorisations to allow for proportionate regulation depending on the risk an activity poses to the water environment. Some activities require authorisation including point source discharges, impoundments and abstractions.	The draft George Street Mini Masterplan will take cognisance of these regulations
Water Environment and Water Services (Scotland) Act 2003	Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.	The draft George Street Mini Masterplan will take cognisance of the importance of the water environment
Flood Risk Management (Scotland) Act 2009	Creates a framework in which organisations involved in flood risk management can co-ordinate actions to deliver sustainable and modern approaches to flood risk management	The draft George Street Mini Masterplan must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.
Scottish Planning Policy - Planning and Flooding	The central purpose is to prevent further development which would have a significant probability of being affected by flooding, or which would increase the probability of flooding elsewhere	The draft George Street Mini Masterplan will contribute to meeting the overall aim of reducing the negative effects of all sources of flooding on the environment.
The river basin management plan for the Scotland river basin district: 2021-2027 (2021)	This river basin management plan aims to protect and improve the water environment in the places we live to benefit the health and wellbeing of Scotland's people and communities.	The draft George Street Mini Masterplan will support the protection and enhancement of water bodies.
Scottish Water Strategic Asset and Capacity Development Plan (2012)	Describes Scottish Waters processes and systems for calculating capacity available, at waste/ water treatment works in Scotland.	The draft George Street Mini Masterplan will take cognisance of the importance of the Plan.
SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)	This policy aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater and providing a common SEPA framework to: <ul style="list-style-type: none"> <li>• Protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution;</li> <li>• Maintain the groundwater resource by authorising abstractions and by influencing developments, which could affect groundwater quantity.</li> </ul>	The draft George Street Mini Masterplan will take cognisance of the Policy.

<b>Waste</b>		
Scotland's Zero Waste Plan (2010)	The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a zero-waste Scotland. The plan proposes targets for Scotland's waste	The draft George Street Mini Masterplan will take cognisance of this plan and the importance of a circular economy in tackling climate change.
<b>Cross-Sector Guidance</b>		
PAN 60: Planning for Natural Heritage	Provides advice on how the land use planning system can contribute to the conservation and enhancement of Scotland's natural environment. It describes the planning system in Scotland as it was at the time when it was published and refers to the way that Natural Heritage is considered in both plan-making and decision-making.	The draft George Street Mini Masterplan should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.
PAN 61: Planning and Sustainable Urban Drainage Systems	Describes how planning policy should set the framework for implementing Sustainable Urban Drainage Systems (SUDS) through the development control process.	The draft George Street Mini Masterplan should consider the role of sustainable urban drainage.
Planning and Waste Management Advice (2015)	The Planning Advice complements the National Planning Framework (NPF3), Scottish Planning Policy (SPP) and Scotland's Zero Waste Plan (ZWP). A low carbon place and 'circular economy' are alternatives to the 'make, use, dispose of' culture which means re-using products and materials continually and growing a low carbon economy. The advice provides step-by-step advice on development planning and development management.	The draft George Street Mini Masterplan should consider waste management from the inception process. It should promote integrated waste management.
PAN 65: Planning and Open Space	Planning Advice Note (PAN) 65 provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high-quality new spaces. Raises the profile of open space as a planning issue. Sets out how local authorities can prepare open space strategies and gives examples of good practices in providing, managing and maintaining open spaces.	The draft George Street Mini Masterplan aims to improve the quality of open spaces in the city and will set out measures to improve the quality/quantity of publicly accessible open spaces.
PAN 75: Transport and Planning	The PAN aims to create greater awareness of how linkages between planning and transport can be managed. It highlights the roles of different bodies and professions in the process and points to other sources of information. Establishes linkages between planning and transport and how it can be managed.	The draft George Street Mini Masterplan should promote the use of existing transportation networks and develop new cycling and walking alternatives.

PAN 77: Designing Safer Places	Planning Advice Note (PAN) 77 provides advice on how planning can help to create attractive well-managed environments which help to discourage antisocial and criminal behaviour.	The draft George Street Mini Masterplan should safeguard safety.
PAN 78: Inclusive Design	Looks at how to improve the design of places so that they can be used by everyone - regardless of age, gender or disability. Makes it a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation	The draft George Street Mini Masterplan should promote a high standard of design.
<b>Regional Level</b>		
<b>Overarching Planning Policy</b>		
Aberdeen City and Shire Strategic Development Plan 2020	Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East. Sets the strategic context for Aberdeen City Local Development Plan which in turn sets the framework for land use development.	By setting the spatial development strategy and supporting policies at a regional level, the Aberdeen City and Shire Strategic Development Plan aims to achieve alignment with the Scottish Governments national outcomes and helps to direct and inform the local interpretation of planning. This will need to be fully reflected within the draft George Street Mini Masterplan.
<b>Cross-Sectoral</b>		
Regional Economic Strategy – Securing the Future of the North East (2015)	Sets the context for economic prosperity in the North East. The four key strands are investment in infrastructure innovation, inclusive economic growth and internationalisation.	The draft George Street Mini Masterplan should support sustainable economic growth.
The Economic Action Plan for Aberdeen City and Shire to 2025	Sets out objectives identifying actions to be undertaken towards the longer-term economic ambitions for Aberdeen City and Shire.	The draft George Street Mini Masterplan should support sustainable economic growth.
Nestrans 2040 Regional Transport Strategy (RTS)	The Regional Transport Strategy is a long-term strategy for the areas of Aberdeen and Aberdeenshire, which sets the vision and direction for transport in the region up to the year 2040.	The draft George Street Mini Masterplan should contribute to meeting objectives set out in the Regional Transport Strategy.
Nestrans Aberdeen Rapid Transit	A competitive, affordable and efficient mode of public transport, offering an alternative to private vehicle travel.	The draft George Street Mini Masterplan should contribute to meeting the objectives of Aberdeen Rapid Transit.
North East Scotland Flood Risk Management Plan 2022 – 2028	Flood Risk Management Plans are required under the Flood Risk Management (Scotland) Act 2009 and are updated every 6 years. The Flood Risk Management (Scotland) Act 2009 requires the relevant responsible authorities to work together to produce a co-ordinated "Local Flood Risk Management Plan" to reduce the overall risk of flooding from all types of sources.	The draft George Street Mini Masterplan should contribute to reducing and managing flood risk.
<b>Nature Conservation</b>		

North East of Scotland Biodiversity Partnership - Action Plan	North East Scotland Local Biodiversity Action Plan (NESLBAP) takes action to conserve important species and habitats for our benefit and for future generations.	The draft George Street Mini Masterplan should promote and protect biodiversity.
River Dee Catchment Management Plan (2007)	The management plan records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities, identifies key issues and puts identifies potential solutions through a series of actions.	The draft George Street Mini Masterplan should contribute to delivering the actions proposed in the Catchment Management Plan.
<b>Local Level</b>		
Aberdeen Local Development Plan 2022	<p>The local development plan is reviewed every five years. Aberdeen City Council intends the next local development plan to be the Aberdeen Local Development Plan 2022.</p> <p>On 22 July 2021, Aberdeen City Council submitted to Scottish Ministers the Aberdeen Local Development Plan Proposed Plan 2020 to Scottish Ministers for examination. In November 2021 the reporter commenced the examination of conformity with the planning authority's participation statement as required by Section 19(4) of the Town and Country Planning Scotland Act 1997 (as amended).</p>	Future development associated with the draft George Street Mini Masterplan should be mindful of the policies set out within the LDP which are likely to have a direct influence on development.
Aberdeen Local Development Plan 2017	The Aberdeen LDP sets the framework for growth and development and establishes a presumption in favour of development that contributes to sustainable development as defined in Scottish Planning Policy.	The policies set out within the LDP have a direct influence on the development and implementation of the draft George Street Mini Masterplan in regard to connecting green networks and developing active travel routes.
Policy D2 - Landscape	Developments will have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form, provides shelter, creates local identity and promotes biodiversity. To secure high-quality development, planning applications for new development must include a landscape strategy and management plan incorporating hard and soft landscaping design specifications. The level of detail required will be appropriate to the scale of the development.	Policy D2 as set out within the LDP has a direct influence on the development and implementation of the draft George Street Mini Masterplan in regard to landscape. The Mini Masterplan will aim to add a strong identity and townscape character to George Street
Policy NE1 - Green Space Network	The Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, which is identified on the Proposals Map. Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted.	The draft George Street Mini Masterplan should contribute to delivering Policy NE1



	<p>Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments should maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation.</p> <p>Masterplanning of new developments should consider the existing areas of the Green Space Network and identify new areas incorporating Green Space Network. Masterplans will determine the location, extent and configuration of the Green Space Network within the area, and its connectivity with the wider network.</p> <p>Development which has a negative impact on existing wildlife habitats and connections, or other features of value to natural heritage, open space, landscape and recreation, should be mitigated through the enhancement of the Green Space Network.</p>	
<p>Policy NE3 - Urban Green Space</p>	<p>Permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation and sport. Exceptions will be made when an equivalent and equally convenient and accessible area for public space is laid out and made available in the locality by the applicant for urban green space purposes, for example through the replacement of school buildings. In all cases, development will only be acceptable provided that:</p> <ol style="list-style-type: none"> <li>1. There is no significant loss to the landscape character and amenity of the site and adjoining area;</li> <li>2. Public access is either maintained or enhanced;</li> <li>3. The site is of no significant wildlife or heritage value;</li> <li>4. There is no loss of established or mature trees;</li> <li>5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved health benefits to the replaced area and is accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads.</li> <li>6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and</li> </ol>	<p>The draft George Street Mini Masterplan should contribute to delivering Policy NE3</p> <p>Carefully designed planting should be considered for bats to create natural screens and buffer zones to minimise disturbance, whilst providing a green network corridor.</p>

	<p>7. Proposals to develop outdoor sports facilities, including playing fields and sports pitches should also be consistent with the terms of Scottish Planning Policy.</p>	
<p>Policy NE4 - Open Space Provision in New Development</p>	<p>The Council will require the provision of at least 2.8ha per 1,000 people of meaningful and useful open space in new residential development. Please see the relevant Supplementary Guidance Open Space &amp; Green Infrastructure, detailed below, for information on how to calculate open space requirements, as well as different types of provision and the expected accessibility and quality standards. Public or communal open space should be provided in all residential developments, including on brownfield sites. However, on some brownfield sites, it may not be possible to increase the amount of open space, for example where existing buildings on the site are being retained. In these cases, commuted sums towards off-site provision or enhancement of existing open spaces will be sought instead. In areas where the Open Space Audit has shown that existing open space is of poor quality, contributions may be sought to enhance existing provision instead of new provision being required</p>	<p>Policy NE4 does not only apply to residential developments but also covers green space networks and general open space in non-residential developments.</p> <p>Within Supplementary Guidance section 12 it mentions masterplanning/development frameworks that they should make use of the open space typologies set out in the Planning Advice Note 65 wherever possible. An open space plan with the functions and types could be useful.</p>
<p>NE5 - Trees and Woodlands</p>	<p>Trees are an essential element of our urban environment. It is widely recognised that trees provide many benefits and are a key component of urban infrastructure which make our cities a more attractive and pleasant place to live. Trees offer multiple benefits within our urban environment including health benefits, improvement of air quality, noise reduction, carbon storage and provide shelter for wildlife.</p>	<p>Native trees and woodlands should be planted in new development</p>
<p>Policy NE6 - Flooding, Drainage and Water Quality</p>	<p>Development will not be permitted if:</p> <ol style="list-style-type: none"> <li>1. It would increase the risk of flooding: <ol style="list-style-type: none"> <li>a) by reducing the ability of the functional flood plain to store and convey water;</li> <li>b) through the discharge of additional surface water; or</li> <li>c) by harming flood defences.</li> </ol> </li> <li>2. It would be at risk itself from flooding;</li> <li>3. Adequate provision is not made for access to waterbodies for maintenance; or</li> <li>4. It would require the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.</li> </ol>	<p>The draft George Street Mini Masterplan should contribute to delivering Policy NE6</p>

	<p>5. Development on the functional floodplain will only be permitted where its location is essential for operational reasons, and it must be designed and constructed to remain operational during floods and not to impede water flow. Applicants will be required to provide a Flood Risk Assessment where a development is likely to result in a material increase in the number of buildings at risk of flooding, or where it has been indicated in the opportunity sites schedule that one will be prepared. Windfall sites may also require a Flood Risk Assessment. Drainage Impact Assessment (DIA) will be required for new development proposals comprising 5 or more homes or 250 square metres of non-residential floorspace. DIA will also be required for developments of any size that affect sensitive areas. DIA should detail how surface water and waste water will be managed. Surface water drainage associated with development must:</p> <p>6. Be the most appropriate available in terms of SUDS; and</p> <p>7. Avoid flooding and pollution both during and after construction.</p> <p>There is a presumption against excessive engineering and culverting of waterbodies. Natural treatments of floodplains and other water storage features will be preferred wherever possible. There will be a requirement to restore existing culverted or canalised water bodies to a naturalised state where this is possible. Where the Council agrees that culverts are unavoidable for technical reasons, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrably neutral impact on flood risk and be linked to long-term maintenance arrangements to ensure they are not the cause of flooding in the future. Connection to the public sewer will be a prerequisite of all development where this is not already provided. Private wastewater treatment systems in sewered areas will not be permitted. In areas not served by the public sewer, a private sewer treatment system for individual properties will be permitted provided that the developer demonstrates that there will be no adverse effects on the environment, amenities and public health.</p>	
NE8 - Natural Heritage	Development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and	Bat surveys will be required at the project stage

	submission of protection plans describing appropriate mitigation where necessary.	
Policy NE9 - Access and Informal Recreation	<p>New development should not compromise the integrity of existing or potential recreational opportunities including general access rights to land and water, Core Paths, other paths and rights of way. This includes any impacts on access during the construction phase of development. Applicants should provide detail on how public access and safety will be maintained during construction, for example through temporary diversions.</p> <p>Wherever possible, developments should include new or improved provisions for public access, permeability and/or links to green space for recreation and active travel.</p>	The draft George Street Mini Masterplan should contribute to delivering Policy NE9
Policy D4 - Historic Environment	<p>The Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP and its Supplementary Guidance and Conservation Area Character Appraisals and Management Plan. There will be a presumption in favour of the retention and reuse of listed buildings and buildings within conservation areas that contribute to their character. High-quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation areas and historic gardens and designed landscapes, will be supported.</p> <p>The physical in situ preservation of all scheduled monuments and archaeological sites will be supported. Developments that would adversely impact upon archaeological remains, including battlefields, of either national or local importance, or on their setting will only be permitted in exceptional circumstances, where there is no practical alternative site and where there are imperative reasons for over-riding public need.</p> <p>In any such case, the applicant must at their own expense:</p> <ul style="list-style-type: none"> <li>• take satisfactory steps to mitigate adverse development impacts; and</li> <li>• where the preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development and the publication/ curation of finding</li> </ul>	The draft George Street Mini Masterplan should contribute to delivering Policy D4

<p>Policy I1 - Infrastructure Delivery and Planning Obligations</p>	<p>Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in the existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. Actions for delivering infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of contributions for other development will be assessed using the criteria set out in Supplementary Guidance. The precise level of infrastructure requirements and contributions will need to be agreed with the Council, in consultation with other statutory agencies where appropriate. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact. Masterplans will be expected to reflect the infrastructure requirements and contributions identified and should include a Delivery Statement setting out details of how the proposed development and supporting infrastructure will be delivered. New infrastructure will either be provided by the developer or through financial contributions. It will need to be compatible with other Local Development Plan policies.</p>	<p>The draft George Street Mini Masterplan should contribute to delivering Policy I1</p>
<p>Policy T2 - Managing the Transport Impact of Development</p>	<p>Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance. The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in</p>	<p>The draft George Street Mini Masterplan should contribute to delivering Policy T2</p>

	<p>place, developers will be required to provide such facilities or a suitable contribution towards implementation.</p> <p>Further information is contained in the relevant Supplementary Guidance which should be read in conjunction with this policy.</p>	
Policy T3 - Sustainable and Active Travel	<p>New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, cycling and public transport penetration. Links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling. Street layouts will reflect the principles of Designing Streets and meet the minimum distances to services as set out in the Supplementary Guidance.</p> <p>Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact the access network, the principle of access must be maintained at all times by the developer through the provision of suitable alternative routes.</p> <p>Recognising that there will still be instances in which people will require to travel by car, initiatives such as car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate.</p>	The draft George Street Mini Masterplan should contribute to delivering Policy T3
Policy T4 - Air Quality	<p>Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed upon with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed. Supplementary Guidance sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around Air Quality Management Areas. It also guides the process of air quality assessment and how mitigation measures will be assessed and implemented.</p>	The draft George Street Mini Masterplan should contribute to delivering Policy T4
Policy T5 – Noise	<p>In cases where significant noise exposure is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.</p>	The draft George Street Mini Masterplan should contribute to delivering Policy T5

	<p>There will be a presumption against noise-generating developments, as identified by a NIA, being located close to noise-sensitive developments, such as existing or proposed housing, while housing and other noise-sensitive developments will not normally be permitted close to existing noisy land uses without suitable mitigation measures in place to reduce the impact of noise. Development within or near to Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs) will not be permitted where this is likely to contribute to a significant increase in exposure to noise or deterioration of noise conditions in these areas, or where this will reduce the size of, or cause an increase in the noise level within, the CQA.</p> <p>Further information on NIAs, CNMAs and CQAs, including maps of these areas, can be found in the relevant Supplementary Guidance which should be read in conjunction with this policy.</p>	
Aberdeen City Council City Centre Masterplan 2015	<p>The Aberdeen City Centre and Beach Masterplan (CCMBP) is a regeneration blueprint that is transforming the city centre while conserving its proud heritage. The goal is greater prosperity, a better quality of life for all, and encouraging people to walk or cycle more.</p> <p>The Masterplan was shaped following extensive public consultation and unanimously approved by Aberdeen City Council in June 2015. A Review was held in 2021 and agreed at Committee in May 2021.</p>	<p>At the June 2022 Full Council meeting, several decisions were made for different projects within the CCMP.</p> <p>This Mini Masterplan forms part of a wider City Centre and Beach Masterplan which will be regularly reviewed to ensure Aberdeen City Council's strategy for the City Centre and the Beach remains up to date and relevant, with a clear focus on delivery</p>
Aberdeen City Council Supplementary Guidance	<p>To guide policy implementation and forms part of the Development Plan and is a material consideration in the determination of planning applications.</p>	<p>Much of the Supplementary Guidance is relevant to the draft George Street Mini Masterplan. A full list can be found on the Aberdeen City Council website at <a href="https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan/supplementary-guidance-and-technical-advice#995">https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan/supplementary-guidance-and-technical-advice#995</a></p>
Destination Aberdeen & Aberdeenshire Tourism Strategy (2018-2023)	<p>Destination Aberdeen and Aberdeenshire Tourism Strategy 2018-2023 outlines the region's tourism ambition.</p>	<p>The George Street Mini Masterplan should contribute to Tourism Strategy.</p>

Aberdeen City Centre Masterplan	The Aberdeen City Centre Masterplan (CCMP) is a regeneration blueprint that is transforming the city centre while conserving its heritage. The goal is greater prosperity and a better quality of life for all.	The draft George Street Mini Masterplan should contribute to delivering the actions proposed in the City Centre Masterplan
Aberdeen City Local Transport Strategy 2016 - 2021	Ensures the Local Development Plan takes full account of the environment, social and economic implications of transport; Promotes the maximisation of accessibility for all to services and jobs; sustainable and active travel, efficient resource use, as well as safety in delivering transportation.	The draft George Street Mini Masterplan should consider the integration of LTS objectives, actions and committed projects.
Aberdeen City Council Contaminated Land Strategy (2016)	The Aberdeen City Council Contaminated Land Strategy (2016) states, " <i>Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged as an important part of the Plan's strategy.</i> "	The Mini Masterplan site is located in such an area, and as such may have had the potential to leach contaminants into the surrounding areas. Without knowing how contaminated material, if any, was dealt with when the site was first developed, it is not possible to discount the possibility that contaminated material will be encountered on site.
Aberdeen City Air Quality Action Plan	To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM <sub>10</sub> ) through short, medium and long-term infrastructure and other projects.	The draft George Street Mini Masterplan should contribute to delivering the actions proposed in the Action Plan to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously
Aberdeen City Health & Social Care Partnership Strategic Plan 2022-2025	Obesity is one of the contributing factors to the development of type 2 diabetes which can lead to other negative impacts on a person's health. Promoting a healthy diet and weight and increasing opportunities for physical activity will go some way to offset these effects.	The draft George Street Mini Masterplan will contribute to the encouragement of physical activity.
Local Outcome Improvement Plan 2016-26	The vision is for Aberdeen to be 'a place where all people prosper'. Four themes are set out: Prosperous Economy, Prosperous People, Prosperous Place and Enabling Technology. It focuses on four priority areas for strategic partnership working: <ul style="list-style-type: none"> <li>• Aberdeen prospers</li> <li>• Children are our future</li> <li>• People are resilient, included and supported when in need</li> <li>• Empowered, resilient and sustainable communities</li> <li>• Creating a digital place</li> </ul>	The draft George Street Mini Masterplan should support the themes and priority aims set out in the LOIP.
Aberdeen Socio-Economic Rescue Plan 2020/21	The Plan is an immediate and dynamic response to the impact of Covid19 and aligns with the LOIP strategic themes of Economy,	The draft George Street Mini Masterplan will take cognisance of the Rescue Plan.



	People and Place. While it focuses on immediate actions, it informs the scheduled refresh of the LOIP in 2021.	
Net Zero Aberdeen Routemap - towards becoming a net zero emissions city by 2045	The Net Zero Aberdeen Routemap - towards becoming a net zero emissions city by 2045 outlines how the city will adapt to changing climate conditions in the coming decades, focusing on six key theme strategies: mobility; buildings and heat; the circular economy; energy supply; the natural environment; and community empowerment.	The draft George Street Mini Masterplan should support the theme strategies set out in the Net Zero Routemap
Aberdeen City Council Climate Change Plan 2012-25	The Plan sets out the approach, pathway and actions towards net zero and climate-resilient Council assets and operations, by 2045.	The draft George Street Mini Masterplan should support the themes and priority aims set out in the Climate Change Plan.
Aberdeen Adapts: Climate Adaptation Framework	Aberdeen Adapts is a framework for city-wide working on adaptation. Incorporating the views of local organisations and communities, it sets the direction to build long-term city resilience.	The draft George Street Mini Masterplan should ensure the Climate Adaptation Framework is considered.
Aberdeen Electric Vehicle Framework	The purpose of the EV framework for Aberdeen from 2020 to 2030 is to encourage and actively cater for greater uptake of electric vehicles in the city and will support relevant national, regional and local strategies.	The draft George Street Mini Masterplan should ensure the EV framework is considered.
Granite City Growing, Aberdeen's food-growing strategy	'Granite City Growing: Aberdeen Growing Food Together 2020' is Aberdeen's first food growing strategy and has been co-produced with a range of community groups and key stakeholders.	The draft George Street Mini Masterplan will consider the Granite City Growing strategy where practicable.
Aberdeen Nature Conservation Strategy	The strategy aims To conserve Aberdeen City's natural heritage for the benefit of our biodiversity, citizens and visitors, for current and future generations	The masterplan should identify opportunities for biodiversity gain where practicable.
Open Space Audit and Strategy 2011-2016	Aberdeen City's Open Space Strategy sets out a vision and aims to improve the quality of our open spaces in the city. There is growing evidence that quality and accessible open spaces contribute towards improving health, economy, environment and wellbeing. It promotes sustainable development and helps in mitigating the impacts of climate change such as flooding and air pollution and provides green networks by linking various habitats benefiting biodiversity.	Ensure that the draft George Street Mini Masterplan incorporates the findings of the Open Space Strategy audit and supports the aims of the strategy.
Aberdeen City Core Paths Plan (CPP)	The vision for Aberdeen's CPP is to "form a complete paths network throughout the City, encouraging healthy and sustainable access opportunities.	The objectives of the CPP should be considered in the draft George Street Mini Masterplan as opportunities to enhance local core paths and active travel routes. The Core Paths Plan identified core paths within the draft George Street Mini Masterplan boundary

<p>Landscape Character Assessment: Aberdeen City - Landscape Evolution and Influences</p>	<p>This document provides information on how the landscape of the local authority area has evolved. It complements the Landscape Character Type descriptions of the 2019 dataset.</p> <p>The original character assessment reports are part of a series of 30, mostly for a local authority area.</p>	<p>The draft George Street Mini Masterplan should take account of landscape character and promote good landscape design.</p>
<p>Aberdeen City Waste Strategy 2014-25</p>	<p>Sets out the long-term plans to reduce the social, economic and environmental consequences of waste. It aims for Aberdeen to see waste as a resource and not a problem, and for it to be a zero-waste city, providing long-term social, economic and environmental benefits to all.</p>	<p>The draft George Street Mini Masterplan could attract an increased quantity of visitors and tourists which makes it more prone to litter and waste. The draft George Street Mini Masterplan should be cognisant of the objectives outlined in the ZWS plan, and adapt accordingly to contribute to them.</p>

## **D ENVIRONMENTAL BASELINE APPRAISAL**

## **E COMPATIBILITY ANALYSIS**

## **F ASSESSMENT OF PREFERRED AND ALTERNATIVE SCENARIOS**

# **G HIGH LEVEL ASSESSMENT OF POTENTIAL FUTURE MINI MASTERPLAN PROJECTS**

# **H DRAFT GEORGE STREET MINI MASTERPLAN**

# **I DRAFT GEORGE STREET MINI MASTERPLAN CONSULTATION ANALYSIS**



