

aberdeen local development plan

APPENDIX 2

Aberdeen Local Development Plan 2016

Action Programme

Introduction

This Action Programme sets out how Aberdeen City Council proposes to implement the Aberdeen Local Development Plan.

The Action Programme sets out, where possible:

- A list of actions required to deliver each of the Plan's proposals and the policies to promote sustainable growth;
- The name of the person/organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 do not specify particular types of action that should be included, though these may be expected to include the delivery of key infrastructure and preparation of supplementary planning guidance. Importantly, actions are not limited to those by the planning authority and the Council will have to work collaboratively with other agencies.

Our intention is for this Action Programme to be a working document that can be continually updated to reflect progress with each proposal. More detail will be added as we move forward and as new actions are identified. It will be formally published every two years as required by planning regulations.

From an early stage in the preparation of the Local Development Plan, Aberdeen City Council has worked in

close partnership with a wide range of agencies – through the Future Infrastructure Requirements for Services Group (FIRS) – to establish the infrastructure requirements to support development. The FIRS Group comprises representatives from the following organisations:

- Aberdeen City Council, including colleagues representing Roads, Public Transport, Transport Policy, Housing Strategy, Education, Culture and Sport, Development Management and the Planning Gain Team;
- Transport Scotland;
- Nestrans;
- Scottish Water; and
- NHS Grampian.

The FIRS Group has helped to identify the infrastructure required to support new development and the results of this work are set out in Local Development Plan and in this document.

The Action Programme is supported by the Strategic Infrastructure Plan (SIP). The SIP focuses on the delivery of the Strategic and Local Development Plans and identifies five key infrastructure goals around housing supply, digital connectivity, skills and labour, transport and providing a better image for Aberdeen. The SIP can be viewed online at Aberdeen City Council's website

Contents

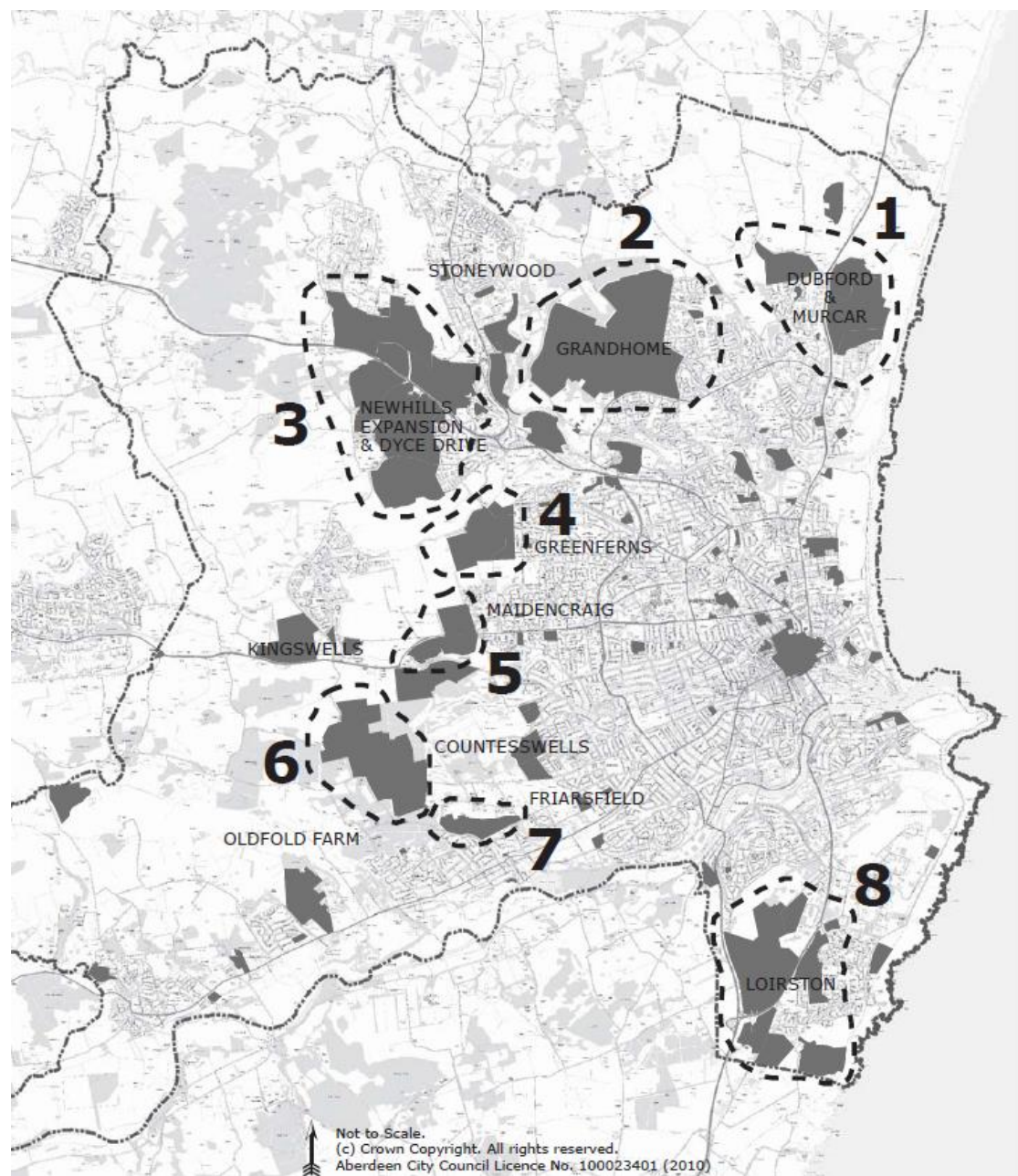
1. Land Allocation Actions	2
1.1 Master Plan Zones.....	2
1.2 Housing Sites Outwith Masterplan Zones.....	45
1.3 Other Employment Sites	53
1.4 Other Opportunity Sites	55
2. Infrastructure Delivery – Projects of City Wide Significance	58
3. Policy Actions	61
4. Supporting Information	68
4.1 Strategic Transport Fund	68
4.2 Primary School Estates Review.....	68
4.3 Key Contacts for agencies and infrastructure providers	69

1. Land Allocation Actions

1.1 Master Plan Zones

The 2012 Aberdeen Local Development Plan identified 11 masterplan zones, of which 6 are well under construction and 10 have approved development frameworks. The spatial strategy for the 2016 Aberdeen Local Development Plan does not differ significantly from that of the 2012 Aberdeen Local Development Plan and as such the masterplan zones are still relevant as a basis for development. The following tables identify the forecast phasing of the developments located within the remaining 8 Masterplan Zones and identifies actions required to assist in the delivery of the development programme. To identify the phasing of development we consulted with developers and landowners on their plans to bring sites forward and what technical work had been undertaken to date and identify where there were additional constraints to delivering the development. This is a working document and as constraints come to light new actions will be included to remove these and avoid any delay through the planning process.

For each of the 8 Masterplan Zones the most up-to-date infrastructure requirements have been identified. The list is not the definitive list of infrastructure requirements and the precise level of infrastructure provision and developer contributions required from any development will need to be agreed with the Council, and other statutory agencies. Masterplans will be expected to reflect the infrastructure requirements identified and should include a Delivery Statement setting out details of how the proposed development, and the accompanying infrastructure, will be delivered. In addition to the infrastructure requirements related to the local impact of each masterplan area, there will be a



requirement to contribute towards strategic transport improvements, through the Strategic Transport Fund. Further information on the Strategic Transport Fund and the projects that are covered is included in Section 4.

Actions to assist in the delivery of the forecast development and the required infrastructure have been identified in the following tables. The actions have been attributed to a lead agency or developer (identified in the Legend) and an indication of the timing for the action identified. More detailed actions relating to the delivery of infrastructure will be able to be defined once the Masterplan and Delivery Statement have been agreed with the Council and any key agencies.

Legend

NESTRANS	NT	Development Plan	DP
Public Transport Operators	PTO	Masterplanning	M
Education	E	Scottish Water	SW
Transport Strategy	T	NHS Grampian	NHS
Roads Authority	R	Scottish Natural Heritage	SNH
Public Transport Unit	PTU	Scottish Environment Protection Agency	SEPA
Development Management	DM	Historic Scotland	HS
Environmental Services	ES	Developer	DV
Transport Scotland	TSc	Developer Obligations	DO

Key contacts for these organisations are provided in 4.3 Key Contacts for Agencies and Infrastructure Providers.

Masterplan Zone 1: Dubford and Murcar OP1, OP2, OP3 and O10

Action	Delivery and progress	Progress/ Notes
OP1: Murcar –27.8 ha- employment land – strategic reserve	Who: DV/DM – private landowner Timescale: longer term development option beyond 2024	Application A7/1464 falls within this land
OP2: Berryill, Murcar – 68.4 ha employment land	Who: DV/DM Timescale: 2015 - 12ha, 2016 – 8ha, 2017 – 4ha, 2018 – 5.5ha	Outline Planning Permission - A7/1464. Murcar Development Framework 2008. Number of MSC application submitted determined 121031 – phasing, access, landscaping – approved with legal agreement –January 2013 121698 –approved unconditionally – January 2013 121230 –approved conditionally – February 2013
OP3: Findlay Farm – 16.4 ha employment land	Who: DV/DM Timescale: Anticipate site servicing 2015	Outline Planning Permission - A5/2196. Murcar Development Framework 2008. Scottish Enterprise/ACC - Listed as LPA on our website. 131483 – Planning Permission in Principle - Extension to Aberdeen Energy Park to provide 48,000sqm2 of office/industrial/warehouse floor space – received October 2013 – pending
OP10 – Dubford – 35.8 ha – 550 homes	Who: DV/DM Timescale: 2014 - 2020 Build rate: 2014 – 66 units, 2015 – 98, 2016 – 98, 2017 – 98, 2018 – 61, 2019 – 53, 2020 - 76	M: Development Framework adopted. Proposal of application notice received October 2011, ref 111564. DM: 120723 – PPiP approved with legal agreement for 550 units in September 2013 DM: 120722 - Detailed planning

Action	Delivery and progress	Progress/ Notes
		<p>permission approved with legal agreement for 109 homes in September 2012.</p> <p>121387 – Detailed planning permission approved with legal agreement for 191 dwellings on 19 September 2013</p> <p>121422 - Detailed Planning permission approved with legal agreement 27 September 2013 for 41 residential units and 5 commercial units</p> <p>DM: 131851 - Detailed Planning Permission for 100 homes – pending</p> <p>Under construction</p>
<p>Walking and Cycling</p> <p>Strategic east-west link through site connecting to strategic routes. Upgrade Core Path 12 to formal route and extend past Grandhome Village (south) to Grandhome Bridge. Upgrade footway at A90 Ellon Road to a formal dual use route. New strategic route connecting to Jesmond/ Ashwood and linking through to OP9 Grandhome site and Danestone area. Continuation of footway/remote path alongside the Parkway from Whitestripes Road to Ellon Road (linked to Danestone and OP9 Grandhome). North-south route through OP1 Murcar employment site and east-west route connecting to strategic route along A90 corridor. Access across the A90; planning condition limiting development until such time that pedestrian strategy is agreed</p>	<p>Who: T/R, D/V, TSc</p> <p>Timescale: 1st quarter 2014 onwards</p>	<p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Transport Assessment to be agreed prior to planning permission being granted</p> <p>S75 – covers 120723, 120722, 121387, 121422 - cycle track link from site boundary to Seaview Place, Dubford Gardens, Cyprus Grove and Dubford Grove; and also between Dubford Grove, Dubford Gardens and Cyprus Grove, and from the south east corner of the sites to B999. Remaining contribution utilised for the improvements of the wider Core Path Network.</p>

Action	Delivery and progress	Progress/ Notes
		Travel pack to be reviewed and undated on a 6 monthly basis.
<p>Public transport Bus route from OP10 Dubford through Denmore with frequent public transport to serve the whole area, which may include extensions to existing services. A bus gate will be required on Dubford Road.</p>	<p>Who: PTU/PTO/DV Timescale: 1st quarter 2014 onwards</p>	<p>The public transport unit will be involved in discussions on Transport Assessment from an early stage.</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment to be agreed prior to planning permission being granted</p> <p>S75 – covers 120723, 120722, 121387, 121422 - first proprietor shall construct and make available for public use a temporary access route prior to the date of occupation of any housing unit within the site. First proprietor shall link the road network within the development site by the construction of a new road to Dubford Road, a bus turning circle, and bus stop with shelters, timetable cases and raised kerbs and shall make the road available for public use, prior to the date of occupation on any housing unit green hatched area.</p> <p>First proprietor shall prior to the date of occupation of any housing units outwith the area hatched in green secure the extension of the local bus service serving the</p>

Action	Delivery and progress	Progress/ Notes
		<p>locality of the development site with a bus operator to ensure that the service extends to the new turning circle and this extended service had commenced operation.</p> <p>First proprietor shall install a bus gate.</p>
<p>Roads OP10 Direct road access from OP10 Dubford onto local road connecting to B999 with potential new intersection. New Spur from OP1 Murcar to A90 Murcar roundabout. A minimum of 2 accesses should be provided onto Shielhill Road and these should be located at no closer than 100m and provide adequate visibility of 4.5m x 120m If access is to be provided onto the B999 through the adjoining land only one access will be permitted. The junction at Shielhill Road and B999 requires to be upgraded in agreement with the Roads Department Junction improvements at Shielhill Road and B997 required.</p>	<p>Who: T/R, DV Timescale: 1st quarter 2014 onwards</p>	<p>Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment to be agreed prior to planning permission being granted</p> <p>S75 – covers 120723, 120722, 121387, 121422 – first proprietors are required to pay Roads Transport Contributions £300,000 for works to B999/sheilhill Road Junction, £120,000 for works to Sheilhill Road improve the B999, Sheilhill Road forwards vicinity envelope, £80,000 for work on Scotstown Road to form a cycle track – required to be paid by first proprietor by the completion of the 250th units. Contribution payable in tranches of every 50th unit balance payable in full on completion of 250th unit.</p>
<p>OP3 Measures to improve infrastructure at North Donside and Ellon Road roundabouts. Subject</p>	<p>Who: T/R, DV, TSc Timescale: 3rd quarter 2014 onwards</p>	<p>Discharge conditions and implement improvements agreed through planning on approved</p>

Action	Delivery and progress	Progress/ Notes
<p>to change depending on future developments at Berryhill and completion of the AWPR. Scottish Enterprise initial transport assessments 2007. Development content limited until completion of AWPR.</p>		<p>applications. Transport Assessment to be agreed prior to planning permission being granted</p>
<p>Water Water– These developments are towards the end of Cairnfield Water Supply Zone. A new reservoir will be required to support this additional development. This area may need to be re-zoned. A large trunk main comes from Craigie Service Reservoir into Scotstown Service Reservoir which then feeds into Cairnfield pressure tank. These developments may have to connect into the 18" trunk main.</p> <p>Wastewater - New sewer infrastructure will be required. These sites will potentially need one or more pumping stations due to the gradients of the landscape. There will be a significant effect on up to three existing pumping stations downstream. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>Site OP1 / OP2 and OP10 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for</p>	<p>Who: DV/SEPA/SW Timescale: 1st quarter 2014 onwards</p>	<p>Discharge conditions and implement improvements agreed through planning</p>

Action	Delivery and progress	Progress/ Notes
<p>any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites</p>		
<p>Education OP10 This area was rezoned into Greenbrae School zone in March 2014 following the review of the Primary School estate which was approved by Council non 7 February 2013 (a summary of this review process is contained in section 4). It is recognised that residential developments in the City and Aberdeenshire may generate the need for additional secondary school capacity to accommodate such developments. Bridge of Don Academy and Newmacher Academy currently both have capacity</p>	<p>Who: D/V, E Timescale: 1st quarter 2014</p>	<p>Discharge conditions and implement improvements agreed through planning. Commuted Sum to be paid in 11 instalments based on the completion of tranches of 50 housing units.</p> <p>A feasibility study is progressing to determine how the capacity at Greenbrae School can be extended to accommodate the anticipated increase in pupil rolls. This will be reported to a future Education, Culture and Sports Committee.</p> <p>S75 – covers 120723, 120722, 121387, 121422 - improvements to education facilities, such contributions to £750,000</p>
<p>Health OP10 Planning Gain Contributions and Land (where identified) will be required to support extension to Oldmachar Medical Practice at Jesmond Road for an additional 2 GP's, to support the General Medical Services.</p>	<p>Who: NHS/DO Timescale: 1st quarter 2014 2104 onwards Patient numbers: 2014 – 164, 2015 – 244, 2016 – 245, 2017 – 245, 2018 – 152, 2019 – 132, 2020 - 190</p>	<p>Early engagement required with NHS on the planning application.</p> <p>S75 – covers 120723, 120722, 121387, 121422 - first proprietor required to provide a community healthcare facility. If unable to</p>

Action	Delivery and progress	Progress/ Notes
Extension at Bridge of Don Clinic at Cairnfold Road to support General Dental services of 1 additional dental chair. Additional Community Pharmacy (including land) to support the additional patients within the Dubford Development.		enter into a contractual agreement with a person by the 100 th house unit being complete then the developer shall pay healthcare contributions- payment of healthcare contribution shall be paid by the first proprietors based on the completion of tranches of 50 housing units. First payment payable after 100 th house unit complete
Consult with Scotstown, Danestone and Oldmachar Medical Practices as necessary. Consult with Dental and Pharmacy Contractors and Community Health Partnership (CHP) on requirements and present to Planning Gain Team and Developers	Who: NHS Timescale: 1 st quarter 2014	
Agree funding, legal and programme for contributions. Consult with 3DP Owner of the Jesmond Surgery to determine legals and ownership issues	Who: NHS/DO Timescale: 2nd quarter 2014	
Commission dental chairs	Who: NHS Timescale: as first set of house units built	
Commission pharmacy	Who: NHS Timescale: as second set of house units built	
Community Facilities	Who: Timescale:	S75 – covers 120723, 120722, 121387, 121422 - – Community facilities - £200,000, sports and recreation facilities - £100,000, core path £50,000, library facilities – 30,000, education £750,000 11 instalments based on the completion of tranches of 50 housing units each instalment of

Action	Delivery and progress	Progress/ Notes
		the Community Facility Contribution shall be £102, 700 with the exception of the last instalment for £103,000.

Masterplan Zone 2: Grandhome OP8, OP9

Action	Delivery and progress	Progress Notes
OP8: East Woodcroft North – 2.2ha – 60 homes	Who: DV Timescale: 56 units by 2017	Council owned site. Consultant has been appointed to investigate infrastructure and technical issues. No applications received to date Part of Strategic Infrastructure Plan Affordable Housing Programme
OP9: Grandhome – 323 ha – 7000 homes and 5ha of employment land	Who: DV, DM Timescale: early 2015 – post 2023 Built rate: 2015 – 50, 2016 – 100, 2017 – 150, 2018 – 200, 2019 – 200, 2020 – 200, 2012 – 200, 2022 – 200, 2023- 200, >2023 - 3200	M: Development Framework for 7000 units was adopted summer 2013 DM: 131535 – PPIp – mixed use development of 4700 homes, commercial, residential, leisure, hotel use, 5ha employment land, community facilities, energy centre, open/space landscaping and supporting infrastructure- received October 2013 – pending – awaiting legal agreement approved at committee 28 May 2014. Detailed sustainable infrastructure report identifying the delivery programme for infrastructure provision will be expected in Autumn 2012.
	Who: DV/DM Timescale: 2018 -2021 Built rate – 2018 – 1ha, 2019 – 1ha, 2020 – 1ha, 2021 – 2ha	M: Development Framework for 7000 units was adopted summer 2013 DM: 131535 – PPIp – mixed use development of 4700 homes, commercial, residential, leisure, hotel use, 5ha employment land, community facilities, energy centre, open/space landscaping and

Action	Delivery and progress	Progress Notes
		<p>supporting infrastructure- received October 2013 – pending – awaiting legal agreement approved at committee 28 May 2014.</p> <p>Class 4 employment area has been located close to existing road infrastructure with good visibility and in close proximity to Phase 1. This will ensure early delivery where possible. Phase 1 will include smaller employment uses in support of a functioning town centre and these will be delivered with the first phase.</p>
<p>Walking and Cycling Strategic North/South and East/West route through site linking to other strategic routes outwith the site. Link to Dyce via east/west route and new pedestrian and cycling bridge over River Don. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club. Requirement for shared footway/cycle path along side the Parkway from OP9 Grandhome to Ellon Road (linked to Bridge of Don area).</p>	<p>Who: DV Timescale: 1st quarter 2014</p>	<p>Identify requirements for walking and cycling in the Transport Assessment. Transport Assessment to be agreed prior to planning permission being granted</p>
<p>Public Transport Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p>	<p>Who: PT, DV, PTO Timescale: 1st quarter 2014</p>	<p>Transport Assessment to be agreed prior to planning permission being granted.</p>
<p>Roads New road access from OP9 Grandhome onto Parkway with new or improved major junction post AWPR. Improving Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient</p>	<p>Who: T/R, TSc, DV Timescale: 1st quarter 2014</p>	<p>The proposed development shall be limited to Phase 1, comprising 500 residential units and ancillary uses, for the period prior to the Aberdeen Western Peripheral Route being open to traffic, and the consequent</p>

Action	Delivery and progress	Progress Notes
<p>access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).</p> <p>Transport Assessment to be agreed prior to planning permission being granted. Transport Scotland issued TR/NPA/2 24/1/14</p>		<p>removal of trunk road status for the A90 Parkway. For the period whilst it remains a trunk road, there shall be no means of direct access to the A90 Parkway for either vehicles or pedestrians</p>
<p>Water Water – OP8 – Small development, no real impact.</p> <p>Water– OP9 - A Water Impact Assessment has been completed by the developer. Development to be fed from Fernhill District Service Reservoir. It will require a new off-site main and local service reservoir.</p> <p>Wastewater - Significant new infrastructure would be required. New pumping stations may also be required if any of the flow needs to be transferred into the Nigg PFI catchment. Ideally, treatment would be at Persley PFI. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>Site OP9 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>A separate application should be submitted to Scottish Water for connection to infrastructure after full planning has been granted.</p>	<p>Who: SW, DV, SEPA Timescale: 1st quarter 2014</p>	<p>Invercannie Water Treatment Works currently has capacity to service this proposed development</p>

Action	Delivery and progress	Progress Notes
<p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>		
<p>Education Pupil roll projections indicate that 3 New Primary Schools (including land) are required. The new primaries will provide facilities for learning in the wider community (learning satellites). A new Secondary School with community facilities is also required and will also include a community learning hub.</p>	<p>Who: E Timescale: 2nd Quarter 2014 onwards</p>	<p>MP: primary school provision in phase 2, 3-4, and 6, Academy phase 7 The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p>
<p>Health Planning Gain Contributions and Land (where identified) will be required to support New GP practice along with dental and community pharmacy facilities is required. GP practice at Danestone is at capacity with no scope for further expansion. New 16 GP Health Centre to accommodate existing 4 GP Practice with 12 additional GP's (including land) in the vicinity to support the General Medical Services for the additional patients from the Developments at OP9 Grandhome. Two new 6 Chair Dental Surgery (including land) in the vicinity to support the additional patients from</p>	<p>Who: NHS Timescale: 2nd quarter 2014 Patient numbers: 2015 – 124, 2016 – 250, 2017 – 375, 2018 – 500, 2019 – 500, 2020 – 500, 2021 – 500, 2022 – 500, 2023 – 500, >2023 - 8000</p>	

Action	Delivery and progress	Progress Notes
<p>the OP9 Grandhome Development. 4 new Community Pharmacy (including land) to support the additional patients from the OP9 Grandhome Development.</p> <p>Number of patients based on programming of development. The provision of health for site OP8 is better phased with developments in masterplan zone 1 Dubford and Murcar.</p>		
<p>Consult with Scotstown, Danestone and Oldmachar Medical Practices as necessary. Consult with Dental and Pharmacy Contractors and Community Health Partnership (CHP) on requirements and present to Planning Gain Team and Developers. Prepare detailed brief of requirements</p>	<p>Who: NHS Timescale: 3rd quarter 2014</p>	
<p>Agree funding, legal and programme for contributions. Agree with the Developer on value of contribution and if Danestone included agree a funding route</p>	<p>Who: NHS/DO/DV Timescale: 4th quarter 2014</p>	
<p>Commission new health centre</p>	<p>Who: NHS Timescale: The correct timing for Health Centre provision would be as the Second set of Units are build in 2015 with 50% capacity to accommodate Danestone and the new development patients. A staged approach for a future expansion once 4,000 patients from the development has been reached.</p> <p>Phase two of the development is proposed post 2018</p>	
<p>Commission dental surgery</p>	<p>Who: NHS Timescale: The correct timing for provision of a Dental Unit would be as the third set of units is built in 2016. A staged approach for a future Dental Surgery to be provided once 6,000 patients from the development has been reached.</p>	

Action	Delivery and progress	Progress Notes
Commission pharmacy	Who: NHS Timescale: The correct timing for provision of a Pharmacy Unit would be as the fourth set of Units are built in 2017. A staged approach for a future Pharmacy Units to be provided once 4,000 patients from the development has been reached and continuing thereafter for the third and fourth Pharmacies.	
Community Facilities		

Masterplan Zone 3: Newhills OP18, OP19, OP20, OP21, OP22

Action	Delivery and progress	Progress Notes
OP18: Craibstone North and Walton Farm – 20ha - employment land	Who: DV\MP Timescale: Development Framework 4th quarter 2014	To deliver development in this area in line with the strategy it is important that all interested parties in this zone work together to produce a development framework. M: Development Framework 4 th quarter 2014.
OP19: Rowett North – 63.9ha - employment land	Who: DV/MP Timescale: Development Framework 4th quarter 2014	To deliver development in this area in line with the strategy it is important that all interested parties in this zone work together to produce a development framework. M: Development Framework 4 th quarter 2014.
OP20: Craibstone South – 42.6ha - 1000 homes	Who: DV/MP\DM Timescale: Development Framework 4th quarter 2014 Build rate: 2016 – 50, 2017 – 50, 2018 – 50, 2019 – 50, 2020 – 50, 2021 – 50, 2022 – 50, 2023 – 50, >2023 - 300	M: Development Framework 4 th quarter 2014. Work on an individual masterplan is being prepared by CALA Homes (East) Ltd. Site capacity is reduced as SAC wish to retain facilities on-site. M: Draft Development Framework for OP29/30/31 Newhills site out for consultation March – April 2014 DM: 140470 – PPIp received for mixed use development, education research and approx. 600 homes and associated works – received 1 April 2014– pending
OP21: Rowett South – 106.85 ha – 1940 homes	Who: DV/MP/DM Timescale: Development Framework 4th quarter 2014 Build rate: 2017 – 20, 2018 – 85, 2019 – 135, 2020 – 135, 2021 – 135, 2022 – 135, 2023 – 135, >2023 - 920	M: Development Framework 4 th quarter 2014. Waiting on results of roads capacity study

Action	Delivery and progress	Progress Notes
		<p>Work on an individual masterplan is being prepared by CALA Homes (East) Ltd.. Site capacity is reduced as SAC wish to retain facilities on-site. M: Draft Development Framework for OP29/30/31 Newhills site out for consultation March – April 2014</p> <p>DM: 140844 - PPIp for residential-led mixed use development including approx.1700 homes and associated works – received 9 June 2014 – pending</p>
<p>OP22: Greenferns Landward – 69.6ha – 1500 homes</p>	<p>Who: DV/MP Timescale: Development Framework 4th quarter 2014 Built rate: 2017 – 50, 2018 – 100, 2019 – 100, 2020 - 100, 2021 – 100, 2022 – 100, 2023 – 100, >2023 - 850</p>	<p>M: Development Framework 4th quarter 2014. Waiting on results of roads capacity study</p> <p>Council owned site Greenferns Landward. The Council will appoint consultants to investigate taking this site forward. Intend to adopt a development framework in 2014. Planning permission in principle to follow in 2015 and planning permission to follow in 2016.</p>
<p>Walking and Cycling Strategic East West formal route through the site along the A96 forming a continuation of the cycle route. Strategic North South formal route through site connecting A96 cycle route to Kingswells path network (can utilise B Roads if minimal traffic) – should possibly connect via AWPR junction and link in East West to Bucksburn. New and upgraded links through site connecting to strategic routes</p>	<p>Who: D/V, T, DM, MP Timescale: 2nd quarter 2015</p>	<p>Transportation are responsible for the delivery of cycle route, but additional contributions are required to complete project.</p> <p>Walking and cycling routes outlined in the draft development framework</p> <p>Determine level of contribution and the timing of contributions.</p>

Action	Delivery and progress	Progress Notes
and connection to site OP17. Contribution towards provision of new bridge across the River Don as identified in the River Don Corridor Framework. Contribution towards provision of cycle route from Blackburn to Aberdeen along A96 with connections into Dyce.		Transport Assessment to be agreed prior to planning permission being granted
Public Transport Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	Who: PTU/PTO Timescale: 2 nd quarter 2015	Public transport provision and services outlined in the draft development framework Transport Assessment to be agreed prior to planning permission being granted
Roads Access from employment sites onto new Dyce Drive link road. Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	Who: T, D/V, PTO, TSc Timescale: 2 nd quarter 2015	TSc : Study ongoing to identify infrastructure requirements. Consideration to be given to impact on AWPR. With the proposed development of the Aberdeen Exhibition Centre, all studies in the area should take cognisance of the proposals Transport Assessment to be agreed prior to planning permission being granted
Water OP18 Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.	Who: S/W, Timescale:	OP18 Walton Farm Water – Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC.

Action	Delivery and progress	Progress Notes
<p>This site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p>		
<p>OP18/20 Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>DIA and Scottish Water Development Impact Assessments to be commission and submitted with applications.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p>	<p>Who: S/W, DV, SEPA Timescale:4th quarter 2015</p>	<p>OP18/OP20 Craibstone Water – Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC.</p> <p>1st house construction May 2015, outlined in the draft development framework.</p>
<p>OP19 Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible</p>	<p>Who: Timescale:</p>	<p>OP19 Rowett North Water – Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The</p>

Action	Delivery and progress	Progress Notes
<p>mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>This site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p>		<p>original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC.</p>
<p>OP20 Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>DIA and Scottish Water Development Impact Assessments to be commission and submitted with applications.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p>	<p>Who: DV, SEPA, SW Timescale: 4th quarter 2015</p>	<p>OP20 Rowett South Water – This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC. Due to height levels, this site may need to have water pumped.</p> <p>1st house construction May 2015, outlined in the draft development framework.</p>

Action	Delivery and progress	Progress Notes
<p>OP22 Wastewater - There is no existing infrastructure within this area. This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>	<p>Who: DV/SEPA/SW Timescale: 2018 onwards</p>	<p>Water – This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC.</p> <p>DIA and Scottish Water Development Impact Assessments to be commission and submitted with applications.</p>
<p>Education OP20, OP21, OP22 Greenferns, Rowett and Craibstone. It is anticipated that 3 new Primary Schools (including land) require to be provided by developers, with the Council also assessing the need to rezoning required. One new Secondary School (including land) may be required to accommodate the additional pupils generated as a result of this</p>	<p>Who:E Timescale: The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p>	

Action	Delivery and progress	Progress Notes
development. Development at Newhills Expansion and Kingswells will need to contribute towards education provision in this area.		
Health Planning Gain Contributions and Land (where identified) will be required to support. The provision of a new Health Centre (including land) to accommodate a 13GP Unit for 6 existing GP's with 7 extra GP's to support the developments. New 6 Chair Dental Surgery This facility could however be included as part of the required new Health Centre for the area. 3 new Community Pharmacy in the Bucksburn area	Who: NHS, DV, DO Timescale: 1 st quarter 2014 Patient numbers: 2016 – 125, 2017 – 300, 2018 – 587, 2019 – 712, 2020 – 712, 2021 – 712, 2022 – 712, 2023 – 712, > 2023 - 5175	To be involved at the early masterplanning stage to identify requirements and how best this can be provided for. Number of patients based on programming of development.
Consult with Medical, Dental and Pharmacy Contractors and CHP on requirements and present to Developer. Prepare detailed brief of requirements	Who: NHS Timescale: 1 quarter 2014	
Agree with the Developer on value of contribution and if all 1 Practice or all 3 Practices are included and agree a funding route Agree funding, legal and programme for contributions	Who: NHS, DO, DV Timescale: 3 rd quarter 2014	
Commission new health centres	Who: NHS Timescale: The correct timing for provision would be early in the development with land made availability for the initial replacement of one of the Bucksburn facilities and a second phase supported by contribution as the development is nearing completion. (staged approach 2014 and 2020)	
Commission new dental surgery	Who: NHS Timescale: The correct timing for provision would be as the First set of Units is build. This should be supported by contributions to be provided within the first phase of Health Centre provision in 2014	

Action	Delivery and progress	Progress Notes
Commission new Pharmacy	Who: NHS the correct timing for provision would be 4 facilities staged approach starting with 1 as the First set of Units are built in 2016 the other 3 developed throughout the house building programme Timescale:	
Community Facilities		

Masterplan Zone 4: Greenferns OP33, OP28

Action	Delivery and progress	Progress Notes
OP33: Greenferns – 60.4ha – 1350 homes and 10ha of employment land	Who: DV/DM Timescale: 2017 – beyond 2023 Built Rate: 2017 – 100, 2018 – 100, 2019 – 100, 2020 100, 2021 – 100, 2022 – 100, 2023 – 100, >2023 - 650	Development Framework approved by the Council in January 2010. Application for Planning Permission in Principle is to be submitted 2016 and an application for planning permission is to be submitted 2017.
	Who: DV/DM Timescale: Built Rate:	An approved Development Framework identifies approximately 6ha of land for uses other than residential as it was considered that 10ha of employment land could not be sustained in this location. If the Council wish to see more employment land the framework can be adjusted.
OP28: Greenferns – 13.7ha – 120 homes	Who: DV/DM Timescale: 2017 Built Rate: 2017	A Masterplan for this site approved in January 2010. Planning Permission in Principle is to be submitted 2015 and Planning Permission/Matters Specified in Conditions submitted 2017.
OP33 and OP28 - part of Strategic Infrastructure Plan Affordable Housing Programme – 270 units	Who: E Timescale: 2017/2018 Build Rate:	Part of Strategic Infrastructure Plan Affordable Housing Programme
Walking and Cycling Strategic east west link through site connecting Howes Road to Kingswells path network + strategic North South route linking to OP32 Maidencraig North. East West link connecting OP32 Maidencraig	Who: R, T Timescale: 3 rd quarter 2014	Through the masterplan process and transport assessment to determine the requirements for development

Action	Delivery and progress	Progress Notes
North to Northfield (Core Path 45 upgrade). Links to Westhill/Aberdeen cycle route.		
Public Transport Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. May be possibility for Public Transport-only link connecting OP33 Greenferns and OP32 Maidencraig North.	Who: PTU Timescale: 3 rd quarter 2014	Through the masterplan process and transport assessment to determine the requirements for development
Roads Road access from OP33 Greenferns to Provost Rust Drive and Provost Fraser Drive.	Who: R,T Timescale: 3 rd quarter 2014	Through the masterplan process and transport assessment to determine the requirements for development
Water Water - This site is serviced by Fernhill Water Supply Zone. A Water Impact Assessment is required to confirm capacity in the off-site main to Grandhome. Development on higher contour levels may require pumping. Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Site OP28/OP33 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and	Who: DV, SEPA, SW Timescale:2016 onwards	Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.

Action	Delivery and progress	Progress Notes
<p>should direct developers to look for opportunities to protect and improve the water environment.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments</p>		
<p>Education One new Primary School (including land) and including Nursery & Community Learning and Development Facilities is required. An extension to Heathryburn Primary School may also be required.</p> <p>Additional capacity is likely to be required, and provided by the developer, at Northfield Academy to accommodate pupils generated by this development.</p>	<p>Who: E, DM, DP Timecale: 3rd quarter 201. The timing of new and extended educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p>	
<p>Health Planning Gain Contributions and Land (where identified) will be required to support the provision a new Health Centre (including land already identified) in the Greenferns area to support the General Medical Services for the additional patients from the OP33 Greenferns development. Will require to accommodate a 6 GP Unit for 4 existing GP's with 2 extra GP's to support the developments. 2 additional Dental Chairs in the recommended new Health Centre at OP33 Greenferns.</p>	<p>Who: NHS Timescale: Patient numbers: 2014 – 124, 2015 – 674, 2016 – 187, 2017 – 550 +187, 2018 – 250 + 187, 2019 – 250 +187, 2020 - 250 + 187, 2021 - 250 + 187, 2022 - 250 + 187, 2023 - 250 + 187, >2023 – 1625 + 437 Number of patients based on programming of development.</p>	<p>Maidencraig development patients to the site also</p>

Action	Delivery and progress	Progress Notes
Maidencraig areas OP31 & 32 will require space for 2 additional GP's. 2 additional Dental Chairs will be required either in the new Health Centre at Greenferns or in the recommended extension to the Kingswells Health Centre if there is enough land, or on a new site. This would serve the Maidencraig development as well as Kingswells.		
Consult with Medical, Dental and Pharmacy Contractors and CHP on requirements and present to Developer. Prepare detailed brief of requirements	Who: NHS Timescale: 4 th quarter 2015	
Agree with the Developer on value of contribution and agree a funding route	Who: NHS, DO, DV Timescale: 4 th quarter 2015	
Commission new Health Centre	Who: NHS Timescale: The correct timing for provision would be early in the development with land made availability for the initial replacement of one of the Northfield/Mastrick complete with an initial enhancement facilities and a second phase supported by contribution as the development is nearing completion. (staged approach 2014/15 and 2020)	
Commission dental chairs	Who : NHS Timescale: The correct timing for provision would be as the First set of Units is build with provision made within the Greenferns facility. A second phase for Dental should be supported by contributions to be provided within the 2 phase of Health Centre provision in 2020 or if more suitable within the Kingswells facility.	
Community Facilities		

Masterplan Zone 5: Maidencraig OP31, OP32

Action	Delivery and progress	Progress Notes
OP31 & OP32: Maidencraig – 52.6ha – 750 homes	Who: DV, MP, DM Timescale: 2015 onwards Build rate: 2015 – 50, 2016 – 50, 2017 – 50, 2018 – 75, 2019 – 75, 2020 – 75, 2021 -75, 2022 – 75, 2023 – 75, >2023 – 175	MP: Development Framework adopted as interim SG in November 2012 DM: 130265 - Application for Planning Permission in Principle – mixed use development incorporating residential, commercial uses, community facilities, open space landscaping and associated infrastructure received February 2013 - pending awaiting legal agreement – committee 29 October 2014 DM: 130491 – Detailed Planning Permission – 92 dwellings – approved conditionally 6 June 2014
Walking and Cycling North South link through site connecting to Langstracht cycle route and OP33 Greenferns. Links to and extensions of Westhill/Aberdeen cycle route. East West link connecting OP44 Maidencraig North to Northfield.	Who: R, T, DV Timescale: 2 nd quarter 2014 onwards	Transport Assessment to be agreed prior to planning permission being granted . Outlined in the development framework
Public Transport Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. May be possibility for public transport only link connecting OP33 Greenferns and OP32 Maidencraig North.	Who: PTU Timescale: 2 nd quarter 2014 onwards	Transport Assessment to be agreed prior to planning permission being granted Outlined in the development framework
Roads New major junctions to access sites OP31 Maidencraig South and OP32 Maidencraig North from A944. Consideration should be	Who: T, R Timescale:	Transport Assessment to be agreed prior to planning permission being granted

Action	Delivery and progress	Progress Notes
<p>given to the potential impact on North Anderson Drive.</p>		<p>Phasing of the development to start in the east, so the three new junctions delivered from east to west as required through the development of the site. Transport Assessment to consider impacts on surrounding road network, including North Anderson Drive.</p>
<p>Water Wastewater - There is a 600mm gravity sewer within this site which drains along the Lang Stracht and ends up at Nigg PFI. This development doesn't cause too many concerns. This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Site OP43 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p>	<p>Who: SW, SEAP Timescale: 1st quarter 2014</p>	<p>Water - A Water Impact Assessment has been completed. This area to be served from Fernhill District Service Reservoir. There are 2 trunk water mains running through the west side of the site.</p>

Action	Delivery and progress	Progress Notes
<p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>Drainage Impact Assessment to be agreed prior to planning permission being granted.</p> <p>A separate application should be submitted to Scottish Water for connection to infrastructure once planning has been granted</p>		
<p>Education OP31 Maidencraig South is zoned to Fernielea PS, which is forecast to have some spare capacity to accommodate the pupils generated, but an extension or temporary accommodation may be required. The development is zoned to Hazlehead Academy which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. Alternatively, any rebuild of Hazlehead Academy could accommodate the pupils generated. Community facilities including Learning & Development facilities may also be required.</p> <p>OP32 Maidencraig North Zoned to Kingsford PS which has spare capacity can accommodate development at this scale. Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development. Possible rebuild of Northfield Academy could create capacity to accommodate these pupils and those from OP45 Greenferns development.</p>	<p>Who: E Timescale: 1st quarter 2014</p>	<p>A feasibility of primary accommodation in the area will look holistically at the provision. This will be undertaken by officers from Education, Culture and Sport with input from the developer</p>
<p>Health</p>		

Action	Delivery and progress	Progress Notes
See masterplan zone 4 Greenferns for requirements.		
Community Facilities		

Masterplan Zone 6: Countesswells OP38

Action	Delivery and progress	Progress Notes
<p>OP38: Countesswells - 165.1ha – 3000 homes 10ha employment land</p>	<p>Who: DV/DM Timescale: 2015 - >2023 Built rate: 2015 – 150, 2016 – 200, 2017 – 250, 2018 – 250, 2019 – 250, 2020 – 250, 2021 – 250, 2022 – 250, 2023 – 250, >2023 – 900</p> <p>Who: DV, DM, Timescale: Built rate: 10ha total.</p>	<p>The timing of delivery of the employment land will be addressed through the masterplan. The Lead agency for the development of this site is the Countesswells Consortium MP: Countesswell Development Framework and Phase 1 Masterplan out for consultation March –April 2014 for 3000 units and 10ha of employment land. Adoption of masterplan 22 July 2014 DM: 140438 – PPiP residential led mixed use development (3000 homes, employment, education, and other associated uses – received 27 March 2014 - approved pending legal agreement– full Council October 2014 DM: 140435 – DPP provide infrastructure including access, internal road layout, landscaping and drainage provision for Phase 1 of residential led mixed use development – received 27 March 2014 – pending DM 140730 – DPP - Residential development Comprising 124 units & Associated New and Upgraded Access Roads, Landscaping & Ancillary Engineering Works – received 20 May 2014 – pending DM 141110 – DPP – residential</p>

Action	Delivery and progress	Progress Notes
		development of 107 units and associated new and upgrades access roads, landscaping, and ancillary engineering works – received 31 July – pending
<p>Walking and Cycling North South strategic route connecting A944 cycle route to Cults (can utilise B Roads if minimal traffic) and contributions towards Aspirational Path 10 in the Core Paths Plan. East West strategic route along Countesswells Road.</p> <p>Links to Hazelhead Park and Countesswells Woods.</p>	Who: MP, DM, T, R, DV, DO	<p>Through the masterplan process and transport assessment to determine the requirements for development</p> <p>Transport Assessment to be agreed prior to planning permission being granted</p> <p>Outlined within the Development Framework</p>
<p>Public Transport Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p>	Who: PTU, PTO, DM, Timescale: Timescale: 1 st quarter 2015	<p>Through the masterplan process and transport assessment to determine the requirements for development</p> <p>Transport Assessment to be agreed prior to planning permission being granted</p> <p>Outlined within the Development Framework</p>
<p>Roads New road links and improvements at A944, with appropriate design standards to accommodate forecasted traffic volumes. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes. The detail is to be determined through the traffic assessment process.</p>	Who: R, T, DV Timescale: Timescale: 1 st quarter 2015	<p>Development limited to 1000 houses pre AWPR</p> <p>Outlined within the Development Framework</p>

Action	Delivery and progress	Progress Notes
<p>Water Water - These developments are on the outskirts of Hazelhead Park. A Water Impact Assessment has been completed for this site. An off-site mains upgrade will be required once development exceed 300 HU. Also additional capacity will be required at Kingshill District Service Reservoir and potentially Pitfodels Treated Water Pumping Station.</p> <p>Wastewater - Waste will drain down Countesswells Rd and Springfield Rd to Garth Dee Siphon. A Drainage Impact Assessment has been carried out by the Developer</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Flooding is a constraint. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>	<p>Who: SEPA, SW, DV Timescale: Timescale: 1st quarter 2015</p>	<p>Draft Development Framework and Masterplan - A Water Impact Assessment has been undertaken.</p> <p>A Full Water Impact Assessments and Drainage Impact Assessments have been carried out by Scottish Water and the full extent of upgrades are understood by the developers.</p> <p>Flood Risk Assessment to be agreed prior to planning permission being granted.</p> <p>Outlined within the Development Framework.</p>
<p>Education Two new Primary Schools (including land) with</p>	<p>Who: E, DV Timescale: Education provision requirements have been</p>	<p>The phasing of the requirements will be identified by the Education</p>

Action	Delivery and progress	Progress Notes
<p>community facilities are required, with the first being a 2 stream school and the second being a two/three stream school.</p> <p>A new secondary school (including land) is required to accommodate pupils from this new development, and the building will include a community learning hub.</p>	<p>assessed and the timing of the new facilities will be determined in negotiation with developers, dependent on the numbers of school aged children residing in the area. The numbers of pupils arising from the development will be monitored on a regular basis agreed with the developer.</p>	<p>Study and linked to the phasing of the development.</p>
<p>Health Planning Gain Contributions and Land (where identified) will be required to support New Health Centre (including land) to support a General Medical Services capable of holding 5 GP's, for the population in this new settlement at OP38 Countesswells. The provision of a new 4 Chair Dental Surgery (including land) to support the population in this new settlement at OP38 Countesswells. This facility could however be included as part of the required new Health Centre for the area. The provision of 2 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.</p>	<p>Who: NHS, DV, DO Timescale: Patient numbers: 2015 – 374, 2016 – 500, 2017 – 625, 2018 – 625, 2019 – 625, 2020 – 625, 2021 – 625, 2022 – 625, 2023 – 625, >2023 - 2250</p>	<p>This will be dealt with through the section 75 agreement.</p>
<p>Consult with Medical, Dental and Pharmacy Contractors and CHP on requirements and present to Developer</p>	<p>Who: NHS, DV, DO Timescale: 3rd Quarter 2014</p>	
<p>Agree funding, legal and programme for contributions</p>	<p>Who: NHS Timescale: 1st quarter 2015</p>	
<p>Commission new health centre and extension</p>	<p>Who: NHS, DV, DO Timescale: The correct timing for provision would be early in the development with land and contributions made availability for the initial second centre for Kingswells Practice and a second phase supported by contribution as the development reached mid way to completion. (staged approach 2015 and 2021)</p>	<p>This will be dealt with through the section 75 agreement.</p>
<p>Commission dental chairs</p>	<p>Who: NHS, DV, DO Timescale: The correct timing for provision would be 3</p>	<p>This will be dealt with through the section 75 agreement.</p>

Action	Delivery and progress	Progress Notes
	years into the Development. This should be supported by contributions and could be provided as an extension to the new Health Centre.	
Commission pharmacy	Who: NHS, DV, DO Timescale: The correct timing for provision would be 2 facilities staged approach starting with 1 Unit 4 years into development and the other nearing the end of the development	This will be dealt with through the section 75 agreement.
Other Small areas of the site sit within the Radon Gas Action Level.	Who: ES, DV Timescale: Any potential constraints to be investigated as the proposals progress	Basic radon protection measures (a membrane) will be required for houses in those areas with the slightly elevated radon levels. Linked to the phasing of the development.
Community Facilities		

Masterplan Zone 7: Friarsfield OP41

Action	Delivery and progress	Progress Notes
OP41: Friarsfield – 29.2ha – 280 homes	Who: DV/DM Timescale: 2014 - 2021 Build out: 2014 – 31, 2015 – 60, 2016 – 60, 2017 – 48, 2018 – 24, 2019 – 24, 2020 – 24, 2021 - 7	The lead agencies are CALA Homes (East) Ltd and Stewart Milne Homes. Proposal of Application Notice and Environmental Impact Assessment Screening Opinion have been submitted. There is no need for further consultation and the application was screened out. M: Development Framework was approved for between 280-380 units as SG in early 2012. DM: 110559- Detailed Planning Permission for 10 units approved subject to conditions January 2012. Complete DM: 120340 – A detailed planning permission was approved with a legal agreement in November 2013 for 81 units – awaiting legal agreement. DM: 140272 – Detailed Planning Permission 98 dwellings, 12 affordable apartments in addition to ancillary works – received February 2014 - pending
Walking and Cycling Implementation of path currently identified as Aspirational Path 10 in the Core Paths Plan. Links between Cults and Garthdee. Upgrades to Deeside Way.	Who: DV Timescale: 1 st quarter 2014 Discharge conditions and implement improvements agreed through planning on approved applications.	Paths implementation identified in masterplan. Transport Assessment to be agreed prior to planning permission being granted
Public Transport Frequent public transport services to serve the whole masterplan area which may include	Who: DV, PTU, PTO Timescale: 1 st quarter 2014	Discharge conditions and implement improvements agreed through planning on approved applications.

Action	Delivery and progress	Progress Notes
extensions to existing services.		Transport Assessment to be agreed prior to planning permission being granted
<p>Roads Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes.</p>	<p>Who: R, T, DV Timescale: 1st quarter 2014</p>	<p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Transport Assessment to be agreed prior to planning permission being granted.</p> <p>120340 - Section 75 – provision of link road section works prior to completion of 81 residential unit.</p>
<p>Water Water - A Water Impact Assessment will be required.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites. Site OP41 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment</p>	<p>Who: SW, SEPA, DV Timescale: 1st quarter 2014 Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment to be agreed prior to planning permission being granted</p>	<p>Wastewater - This development will have an impact on the western trunk sewer which goes to Leggart Terrace. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p>

Action	Delivery and progress	Progress Notes
(FRA) in support of development proposals for this site.		
<p>Education There is not sufficient capacity, at present, to accommodate pupils generated by this development. Cults Academy has been capped and there is a need for the development to contribute towards the whole provision of education.</p>	<p>Who: E, DV Timescale: 4th quarter 2015 An assessment on the number of pupils arising from this development will determine where there is sufficient capacity to accommodate them or identify what works are necessary to extend exiting provision.</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications. Commuted Sum to be paid on 28 February/28 May/28 August/28 November each year until contribution is paid in full for application P120340</p>	<p>120340 - Section 75 - The proprietor shall pay the Council the tranche payment on 28 February, 28 May, 28 August and 28 November each year until such time a the Education Contribution Indexed has been paid in full</p>
<p>Health Planning Gain Contributions and Land (where identified) will be required to support Contribution for an extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community. One additional GP and support Staff</p>	<p>Who: NHS Timescale: 2014 - 2021 Patient numbers: 2014 – 77, 2015 – 148, 2016 – 150, 2017 – 120, 2018 – 60, 2019 – 60, 2020 – 60, 2021 - 17</p>	<p>120340 - Section 75 - The proprietor shall pay the Council the tranche payment on 28 February, 28 May, 28 August and 28 November each year until such time a the Health Faculties Contribution has been paid in full.</p>
<p>Consult with Medical Contractors and CHP on requirements and present to Developer</p>	<p>Who: NHS Timescale: 1st quarter 2015</p>	
<p>Consult with Owner (GMS Practice) to determine legals and ownership issues</p>	<p>Who: NHS Timescale: 2nd quarter 2015</p>	
<p>Commission extension to Health Centre</p>	<p>Who: NHS Timescale: The correct timing for provision would be mid way through the proposed developments</p>	
<p>Community Facilities</p>		<p>120340 - Section 75 - The proprietor shall pay the Council the tranche payment on 28 February, 28 May, 28 August and 28 November each year until such time a the planning gain contribution has been paid in full.</p>

Masterplan Zone 8: Loirston OP59, OP60, OP61

Action	Delivery and progress	Progress Notes
OP59: Loirston – 119.2ha – 1500 homes and 11ha employment land	<p>Who: DV/DM Timescale: 2015 - >2023 Build rate: 2015 – 50, 2016 – 100, 2017 – 100, 2018 – 185, 2019 – 185, 2020 – 185, 2021 – 185, 2022 – 185, 2023 – 185, >2023 – 240</p> <p>Who: DV/DM Timescale: 2016 - 2018 Built rate: 2016 – 4ha, 2017 – 4ha, 2018 – 3ha</p>	<p>M: Development framework adopted as SG May 2013 DM: 120668: Planning Application Notice - for a mixed use community of 1500 new homes, 11 ha of employment land, new neighbourhood centre, community facilities, new education facilities and other associated works determined May 2012 DM: 130892 – Planning permission in Principle - 1067 residential houses, 8 ha of employment land, neighbourhood centre, community facilities, primary school, landscaping, open space and recreational facilities – pending – 16 January 2014 decision - to approve the recommendation willingness to approve subject to legal agreement - subject to the addition of a suitable condition to provide a form of mitigation in terms of the displacement of the breeding reed bunting.</p>
OP60: Charleston – 20.5ha – employment land	<p>Who: DV Timescale: post 2023</p>	<p>Site to be released by a review of the Local Development Plan.</p>
OP61 – Calder Park – 15ha	<p>Who: DV Timescale:</p>	<p>M: Plans for Cove Rangers have been approved, application 111193 on 13 January 2012. Through the masterplanning process for OP77 there is scope to consider sharing facilities for education and community use. This should be investigated through the</p>

Action	Delivery and progress	Progress Notes
	Who: ACC/E Timescale: onsite 2016, open to pupils 2017	masterplanning process. Education, Culture and Sport Committee of 12 September 2013, accepted the recommendation to proceed with the proposal to close Torry and Kincorth Academy and amalgamate these into a new school within the Calder Park site, and form a new academy for the south of the city
Walking and Cycling Links through site to National Cycle Network and Core paths. Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9 New pedestrian/cycle bridge across River Dee. Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Path 9 in the Core Paths Plan. Connection to and implementation of path currently identified as Aspirational Path 3 in the Core Paths Plan	Who: T, R Timescale: 1 st quarter 2015	Through the masterplan process and transport assessment to determine the requirements for development
Public Transport Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Access to other bus services along A956.	Who: PTU, PTO, DV Timescale: 1 st quarter 2015	Through the masterplan process and transport assessment to determine the requirements for development
Roads Local road connections from OP77 Loirston to A956 at appropriate locations	Who: R, T, TSc Timescale: 1 st quarter 2015	Through the masterplan process and transport assessment to determine the requirements for development Transport Scotland issued TR/NPA/2. No conditions relating to

Action	Delivery and progress	Progress Notes
		AWPR.
<p>Water Water – Invercarnie and Mannofield WTW There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments. A Water Impact Assessment will be required.</p> <p>Waste – Nigg PFI</p> <p>All these developments will go to Nigg PFI for treatment. There is currently no sewer infrastructure in this area. A Drainage Impact Assessment will be required to determine what network upgrades will be required. Disposal of surface water may cause issues for developers.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>OP59 /OP61 Flooding is a constraint. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p>	<p>Who: SW, SEPA Timescale: 4th quarter 2014</p>	<p>Assessments to be submitted by developer to Scottish Water for consideration</p>

Action	Delivery and progress	Progress Notes
<p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>		
<p>Education One new Primary School (including land) will be required to accommodate additional pupils from this development.</p> <p>A new Secondary School (including land) has been proposed to replace the existing Kincorth Academy and Torry Academy.</p>	<p>Who: E, DV Timescale: This development will increase the number of secondary aged pupils attending the proposed new Academy and negotiations will be required with the developer to accommodate the additional pupils.</p>	<p>Through the Masterplanning process options for secondary school are being considered</p>
<p>Health Extension at Cove Bay Health Centre to support an additional 3 new GP's at the General Medical Services with the additional patients from the proposed Developments. Extension for 2 additional Dental Chairs at Cove Bay Health Centre. 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.</p>	<p>Who: NHS Timescale: 3rd quarter 2014 – onwards Patient numbers: 2015 – 124, 2016 – 250, 2017 =- 250, 2018 – 462, 2019 – 462, 2020-462, 2021-462, 2022-462, 2023-462, >2023 - 600</p>	<p>To be involved at the early masterplanning stage to identify requirements and how best this can be provided</p>
<p>Consult with CHP Strategy Group Consultation with Kincorth Medical Practices is necessary and Dental services</p>	<p>Who: NHS Timescale: 2nd quarter 2014</p>	
<p>Consult with 3DP Owner of the Cove Health Centre to determine legals and ownership issues</p>	<p>Who: NHS Timescale: 1st quarter 2015</p>	
<p>Commission Pharmacy</p>	<p>Who: NHS Timescale: The correct timing for provision would be as the second sat of units are built</p>	
<p>Commission Dental Chairs</p>	<p>Who: NHS Timescale: The correct timing for provision would be as the third set of units are build</p>	

Action	Delivery and progress	Progress Notes
Commission extension to Health Centre	Who: NHS Timescale: The correct timing for provision would be as the third set of units are build	
Other Requirement for one Gypsy and Traveller site, this should be identified through the masterplanning process.	Who: DV, MP Timescale:	Number of possible sites identified within the Loirston Development Framework. Phasing to be agreed with ACC. Such a site could be either transit or permanent, with detailed aspects of design, location, delivery and phasing to be agreed with ACC through the Phase 1 masterplanning process. Condition attached to planning application 130892.
Community Facilities		Expectation of investment in community library, cultural facilities and services, potentially to co-located with the proposed new school

1.2 Housing Sites Outwith Masterplan Zones

The following tables identify the forecast phasing of the housing developments located outwith the Masterplan Zones and identifies actions required to assist in the delivery of the development programme. This is a live document and as constraints come to light new actions will be included remove these and avoid any delay through the planning process.

Sites will also be required to make a fair and appropriate contribution, commensurate in scale and kind with the development proposed, to mitigate the cumulative impact of development.

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP5	Balgownie Centre, Bridge of Don	Aberdeen College/Wimpey	171													171
Actions/ Notes	A7/0322 – Application approved with legal agreement – June 2013 Demolition of existing Balgownie college buildings and erection of 30 No.houses, 42 No.townhouses and 99 No.flats (total 171 dwellings), 156 car parking spaces and 5160 square metres of public open space. Site constrained. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															
OP6	Balgownie Primary School	Aberdeen City Council	15								15					0
Actions/ Notes	Site is being reserved for future Council build. Anticipated that planning permission will be submitted in 2015. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															
OP7	Aberdeen College Gordon	Aberdeen College	66									33	33			0
Actions/ Notes	Site is subject to a sub-lease It is proposed to market the site in due course. Once a preferred developer is identified they will take forward the development. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															
OP11	Balgownie Home Farm										80	80	40			0
Actions/ Notes	Proposed residential development. Application DPP 131695 – demolish existing farm building and replace with residential development of 35 dwellings – approved with legal agreement 20 August 2014 Residential Bus service No.1 / N1 for sites 2 and 3, footways and crossing points required on Balgownie Road. Roads: Local Distributor road adjacent east of site. Junction spacing and access road dimensions appropriate to mixed use trip generation.															
OP12	Former 'One' Sports centre (Barracudas)															
	Opportunity for residential development Application PPIP- 130133 – Demolition of former 'one' sports centre, and provision of new 40 homes with associated greenspace and infrastructure including SUDS – received 11 February 2013 - pending															
OP14	Bankhead Academy	Aberdeen City Council	2.7													
OP15	Former Carden School	Aberdeen City Council	12					12								0
Actions/ Notes	This site is currently being held pending a review of education provision in the area. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															
OP16	Davidsons Papermill	Barrat Homes / Stewart	900				90	90	90	18	100	100	100	100	112	0

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
		Milne Homes														
Actions/ Notes	<p>Development Framework adopted May 2011 Masterplan adopted February 2012 Planning Permission in Principle 110786 approved with legal agreement December 2011 MSC 120759 – Phase 1 development for 121 residential units, roads, public realm - determined June 2012 conditional approval MSC 121297 – erection of 26 affordable units and associated works – determined September 2012 conditional approval MSC 140402 – erection of 27 two – four bed houses (mix types) – received March 2014 - pending MSC 140403 – erection of 78 two – four bed houses (mix types) - received March 2014 – pending This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. This site shall be required to make a contribution to sustainable transport, including a new or extended bus service Under construction</p>															
OP17	Stoneywood		500			60	60	60	60	60	65					
Actions/ Notes	<p>M: Masterplan approved for 350 - 500 units May 2011 M: Development Framework approved for 350 units May 2011 DM: 110790 - Planning Permission in Principle approved with Legal Agreement May 2012 for 425 houses DM: Number of MSC application 2012-2014 Under construction</p>															
OP25	Woodside	ACC, Aberdeen Lads Club, GSS Developments	400					40	80	80						
Actions/ Notes	<p>Development Framework for 400 units approved as interim supplementary guidance January 2014. 150 affordable units are to be provided. Figures of phasing in Development Framework 2016 = 145 units, 2017 =145 unit, 2018 = 110 units.</p> <ul style="list-style-type: none"> – Possible contribution to water and waste water infrastructure. – Road connection from OP135 Woodside development to Mugiemooss Road including rationalisation of existing access points on the north side of Mugiemooss Road. – Contribution towards improvements of Mugiemooss Road to Persley Bridge. – Contribution to new pedestrian/cycle bridge across the River Don at Mugiemooss Mills. – Connections through site to local walking/ cycling networks, including contribution to walk/cycle route from Aberdeen to Blackburn along A96 with connections into Dyce and retention and upgrade of National Cycle network running through southern section of the site and immediately beyond. – Zoned to Woodside PS which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. – Options for access and phasing are still to be agreed for current planning application <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> <p>Site OP25 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p>															
OP27	Greenfern Infant School	Aberdeen City Council	86													86
Actions/ Notes	<p>This site is reserved as a part of an education review.</p>															
OP30	West Huxterstone & Kingswells D					10	53	36	44							
Actions/ Notes	<p>DM: 120296 - Proposal of application notice submitted March 2012 for residential use and associated infrastructure and facilities, open space and landscaping – determined DM: 130912 – Detailed Planning Permission – Erection of 97 residential properties and associated works – received June 2013- pending on legal agreement DM: 130288 – DPP - Proposed Construction of 7 Detached Units, 28 Semi Detached Units and 11 Terraced Houses with associated access roads, drainage, and SUDS storage – received 25 April 2013 – pending DM: 141156 – DPP - Erection of 4no. New Dwellings – received – 30 July 2014 – pending Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p>															
OP37	Burnside Centre	Aberdeen City Council														

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
Actions/ Notes	Residential Bus service within 400 m Existing accessibility reasonable standard. Probable internal road layout in accordance with 'Designing Streets'.															
OP39	Braeside Infant School	Aberdeen City Council	122													122
Actions/ Notes	Site is currently reserved for education use. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area if developed for housing.															
OP40	Cults Pumping station	SW	20							20						0
Actions/ Notes	Planning permission is forecast for 2015. Access agreement required between developer and adjoining land owner. Site appraisal undertaken by Halcrow in October 2006. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															
OP42	Kennerty Mill	Unknown	5							5						0
Actions/ Notes	This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP43	Milltimber Primary School	Aberdeen City Council	70													70
Actions/ Notes	No current plans to progress with development in this location. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP45	Peterculter East	Bancon Development Ltd	33			4	15	14								0
Actions/ Notes	130230 – PPiP for 32 units submitted March 2013 – approved with legal agreement April 2014 130229 – DPP for 8 units submitted March 2013 – approved with legal agreement April 2014 – Possible contribution to water infrastructure. – There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. – Connections through site to local walking/ cycling networks. – Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. – Upgrades to Deeside Way. – This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. – Sales office on site															
OP46	Culter House Road	Churchill Homes	5			2	3									0
Actions/ Notes	131558 – DPP for 5 dwellings and associated garden ground – received 29 October 2013- pending – Possible contribution to water infrastructure. – There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. – Connections through site to local walking/ cycling networks. – Contribution towards the implementation of Aspirational Core Path 10 in the Core Paths Plan. – Upgrades to Deeside Way. – This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. – Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP47	Edgehill Road	True Deal Securities Ltd.	5			5										0
Actions/ Notes	130211 – DPP for replacement house and 5 additional houses – approved conditionally January 2014 140511 – DPP – 4 houses – received 14 May 2013 – pending – Possible contribution to water infrastructure required.															

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
	<ul style="list-style-type: none"> - There is no available capacity in the Western trunk sewer which goes to Leggatt Terrace. A new trunk sewer is required. - Connections through site to local walking/ cycling networks. - Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. - Upgrades to Deeside Way. - This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP48	Oldfold		550				25	50	50	50	50	50	50	50	50	125
Actions/ Notes	48.9 ha – 550 homes and 5ha employment land M: Development Framework and Masterplan approved as Supplementary Guidance in early 2012. DM: 130378 – Planning Permission in Principle received in March 2013 for development including residential comprising approx.. 550 house units, commercial, primary school, associated ancillary uses and infrastructure improvements including road junction formation on A93 – pending awaiting legal agreement committee 24 April 2014.															
OP51	Peterculter Burn	Gordon Investment Corporation Ltd.	19													
Actions/ Notes	100140 – PAN – determined – further consultation required – 28 April 2010 <ul style="list-style-type: none"> - Possible contribution to water infrastructure. - There is no available capacity in the Western trunk sewer which goes to Leggatt Terrace. A new trunk sewer is required. - Road access to Malcolm Road with appropriate design standards to accommodate forecasted traffic volumes. - contribution towards junction improvement at Malcolm Road / A93. - Connections to local walking/ cycling networks including access to shops, services and school in Peterculter. - Possible contribution towards improvement of Core Path 52 and improvement and/or implementation of path currently identified as Aspirational Path 4 in the Core Paths Plan. - Upgrades to Deeside Way. - This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site OP51 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP52	Malcolm Road		71													
Actions/ Notes	<ul style="list-style-type: none"> - Site proposed for approximately 71 houses. - Walking access to both bus services required - Public transport within 400m of the site - B979 and AWPR (A90) accessible. Site access from adopted road adjacent (B979) should be a loop or through road. Junction spacing must be considered to take account of nearby existing junctions - Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. - Expect this site to connect to the public sewer There is a small watercourse currently running adjacent to the site and any improvement in the form of opening culverts or remeandering would be welcome. This site has the potential to produce a polluting impact on the River Dee SAC. A Phase 1 habitat survey and survey of existing water features on site including drains would be required and enhanced buffer strips may be required to protect any wet habitats identified. Construction SUDS would be required.															
OP56	Cove	Scotia	242			108	144	86	90	64	50	50	50			
Actions/ Notes	Cove Masterplan and Charette adopted April 2010, includes site OP56 and part site OP58 110065 – 229 housing units and 18 commercial/retail units – approved with legal agreement – November 2012 The development is mixed-use in nature and includes 7,700sqft of retail space and a 60 bed hotel. Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
	Wellington Road Cove - Stewart Milne Homes/ Persimmon 110063 – 52 housing units – approved with legal agreement – November 2012 110064 – 456 housing units – approved with legal agreement – south part of site – November 2012 111305 – 34 housing units – approved conditionally - May 2013 Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites. Development of part of the site is now under construction.															
OP57	Craighill Primary School, Kincorth	Aberdeen City Council	75													0
Actions/ Notes	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 75 units by 2017															
OP58	Stationfields, Cove Bay, Aberdeen	Stewart Milne Homes	150				30	30	30	30	30					0
Actions/ Notes	Cove Masterplan and Charette adopted April 2010, includes site OP56 and part site OP58 This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.. No applications to date. Technical assessments prepared, but not yet agreed. Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.															
OP66	Manor Walk, Middlefield	Aberdeen City Council														
Actions/ Notes	This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP68	1 Western Road	Caversham Management Ltd	22													22
Actions/ Notes	081415 – DPP for demolition of existing house and outbuildings and erection of 22 affordable 2 Apt. flats and associated car parking – received June 2008 – pending.															
OP69	140 Causewayend	Wellfair Property	14													14
Actions/ Notes	121351 – DPP for change of use to student/hostel accommodation (147 studio flats) – determined February 2013 – conditionally approved															
OP70	35 Froghall Road	Stewart Milne Homes	19				19									0
Actions/ Notes	A7/1831 – Residential development of 19 flats – approved with legal agreement – November 2012 121406 – Renewal of previous permission for the erection of 19 flats – received October 2012 – pending															
OP71	41 Nelson Street		30													30
Actions/ Notes	121740 – Alterations and extension to existing building – approved conditionally 27 February 2013 120484 – Change of use from derelict warehouse to community hall – approved unconditionally – 15 June 2012 A8/0777 – Demolition of existing building and erection of 30 flats including 30 parking space – approved with legal agreement 21 June 2012 – expires 21 June 2015 Application submitted for community use and at present the residential permission is not likely to be implemented															
OP72	Aberdon House	Aberdeen City Council														0
Actions/ Notes	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme With Tillydrone Primary School, and Former St Machar Primary School 184 units by 2017															
OP73	Balgownie Machine Centre		19													19
Actions/ Notes	This development is subject to the Berryden Road corridor improvements.															

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP74	Broadford Works	First Construction	517						20	20	100	100	100	100	77	
Actions/ Notes	Design Brief carried forward in 2012 ALDP 120048 – Detailed Planning Permission submitted for urban village – construction of 517 flats (175 conversions) 4525m2 non residential uses , including retail, storage, nursery, restaurants, car parking, and associated infrastructure and engineering works – application refused – appeal sustained subject to legal agreement May 2013 120049 – Listed Building Consent – demolition of a number of building – received January 2012 – pending Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site..															
OP76	Causewayend Primary School	Aberdeen City Council	40					40								0
Actions/ Notes	The site is currently available on the market. 140169 – PAN – erection of student accommodation – Determined 17 February 2014 141096 – LBC – internal and external alterations to form student accommodation – received – 21 July 2014 141095 – DPP – Change of use and alterations to form student accommodation, new built for student accommodation – received 21 July 2014 –pending															
OP77	Cornhill Hospital	Stewart Milne Homes, Barratt Homes and NHS	240			92	92	56								0
Actions/ Notes	130381 – Detailed Planning Permission – residential development – 300 units (144 new build houses, 132 new build flats, conversion of hospital building to form 24 flats) with associated car parking, open space and infrastructure – received March 2013 – pending 130382 – Demolition of several former hospital building – received March 2013 - pending															
OP79	Crown House															4
Actions/ Notes	Still occupied															
OP81	Denburn and Woolmanhill	Aberdeen City Council	76													76
Actions/ Notes	Planning brief brought forward with the 2012 ALDP Site still in use. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP82	Dunbar Halls of Residence, Don Street	Aberdeen University	117													117
Actions/ Notes	Site OP101 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP84	Hilton Nursery School		18					18								0
Actions/ Notes	130224 – Detailed Planning Permission – demolish school and replace with new residential accommodation comprising of 18 units – refused August 2013 – appeal lodged November 2013															
OP87	Pittodrie Park	Aberdeen Football Club PLC and Talltray Limited	350													350
Actions/ Notes	'Working design framework' and 'indicative masterplan' provided as part of planning permission in principle application. It is envisaged that these will be updated to accompany any matters specified in conditions / detailed planning application. Public consultation was undertaken in July 2010 in relation to the planning permission in principle application. Future public consultation will be undertaken relative to further applications. Relevant technical assessments submitted and agreed. 101517- Planning Permission in Principle – residential development comprising circa 350 town houses, apartments, and duplex units – approved with legal agreement - 13 November 2013															

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP88	Shore Porters Warehouse															0
Actions/ Notes																
OP89	Smithfield Primary School	Aberdeen City Council	116													0
Actions/ Notes	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 116 units by 2017 This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.															
OP90	St Machar Primary School	Aberdeen City Council														0
Actions/ Notes	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme With Tillydrone Primary and St Machar Primary School propose 184 units by 2017															
OP92	St Peter's Nursery, Spital	Aberdeen City Council	8							8						0
Actions/ Notes	Site available on the market. PPIP 2016, PP 2017.															
OP94	Tillydrone Primary School	Aberdeen City Council														0
Actions/ Notes	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme With Aberdon House, and Former St Macahar Primary School propose 184 units by 2017															
OP97	Victoria Road Primary School	Aberdeen City Council	64								16	16	16	16		0
Actions/ Notes	Site is available on the market. PP 2016															
OP98	VSA Gallowgate	VSA	11													11
Actions/ Notes																
OP99	The Waterfront Torry		69													0
Actions/ Notes	Site part developed A72236 – residential development of 19 houses and 27 flats, office accommodation, laboratory, associated accommodation and car parking – approved conditionally 24 April 2008 110312 – Planning Permission in Principle – mixed use development of 69 flatted units and commercial units on the ground floor – approved with legal agreement – 16 January 2012 Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP100	Water Lane		6													6
Actions/ Notes	Demolition warrant granted 2012															
OP101	Woodside Congregational Church		6													6
Actions/ Notes	A4/0886 – lapsed permission for change of use, conversion into 6 flats															
OP103	Former Torry Nursery School	Aberdeen City Centre														
Actions/ Notes	Residential Bus service within 150m of the site Small site with existing junctions formed with General Access Road (Oscar Road) Possible NHS requirement on part of the site															

Reference	Site	Developer / Owner	Total Units	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP104	Craiginchies Prison	The Scottish Prison Service														
Actions/ Notes	Residential Possibly constraint re school capacity 2 bus services well within 400m Roads access using existing junctions / surrounding streets. Internal layout depends on housing style. Construction Environmental Management Plan (CEMP) is required. CEMP must include Waste Management Plan which addresses demolition. PAN 131887 – Planning Permission in Principle for the redevelopment of former prison site for residential development and associated infrastructure works – determined 14 February 2014 – further consultation not required															
OP105	Former Kincorth Academy	Aberdeen City Council	178													
Actions/ Notes	Vacant former Academy Residential Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 178 units by 2018/2019 2 bus service serving the area Existing access and junctions to serve development from Cairngorm Drive (local distributor road).															
OP108	Mid-Anguson	Churchiill Homes	8													
Actions/ Notes	Residential															
OP109	Woodend, Peterculter	John Adam & Son	19													
Actions/ Notes	Residential for 19 units including existing steading buildings															

1.3 Other Employment Sites

The following tables identify the employment land allocations located outwith the Masterplan Zones. Where information is available we have identified delivery programmes and identified any actions that can assist in the delivery of the development programme, or to progress discussion on the future development. This is a live document and as constraints come to light new actions will be included remove these and avoid any delay through the planning process.

Sites will also be required to make a fair and appropriate contribution, commensurate in scale and kind with the development proposed, to mitigate the cumulative impact of development.

Reference	Site	Developer / Owner	Site Area Hectares	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP23	Dyce Drive		108			10		10		10		10				
Actions/ Notes	<p>Employment Land Audit – Miller, Ribnort, Kilmartin, BAA – 78.9 established, 24.1 constrained, 54.8 marketable, 27.4 immediately available, 6.7 under construction</p> <p>Miller Development – A4/1644 – outline planning permission approved 19 November 2012 – number of MSC applications approved recently include D2 and Aberdeen International Business Park</p> <p>ABZ phase 1 A6/0566 – outline planning permission – approved – number of MSC applications approved recently</p> <p>ABZ phase 2 130070 – planning permission in principle – approved subject to conditions – 5 June 2014</p> <p>140474 – PPIp – Class 4 use and Class 7 use (150 bedroom hotel) – received 1 April 2014 – pending</p> <p>140996 – DPP – 6 storey with 200 bedroom hotel with associated access, parking and landscaping – pending</p> <p>Site OP23 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> <p>Study ongoing to identify infrastructure requirements. Consideration to be given to impact on AWPR</p> <p>While the proposed development for the Aberdeen Exhibition Centre is not within the Adopted LDP, all studies including the A96(T) should take cognisance of the proposals.</p> <p>Under construction</p>															
OP29	Prime Four	Drum	50			10	22									
Actions/ Notes	<p>DM: Planning permission for phase one was granted for Q1 2012, with subsequent detailed planning permission received and granted for offices and associated works (111653, 111652, and 111847).</p> <p>120649 – Planning permission in Principle submitted for phase 2/3 - approved with legal agreement 24 April 2013.</p> <p>21759 – Hotel detailed application- approved with legal agreement 24 April 2013</p> <p>Further MSC applications approved relating to 120649.</p> <p>130223 – Proposal of Application Notice submitted for Phase 4 – determined 7 March 2013.</p> <p>MP: Development Framework and Masterplan for Phase 1 adopted as Supplementary Guidance. 42 ha of land is the area of development excluding the existing uses on site.</p> <p>Masterplan to guide the development of Phases 2 and 3 adopted Spring 2012.</p>															
OP34	East Arnhall		1.064							1.064						
Actions/ Notes	<p>Site OP46 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>111038 – Planning permission in principle approved conditionally – 25 July 2013</p>															

Reference	Site	Developer / Owner	Site Area Hectares	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP53	Aberdeen Gateway (Part)		2													
Actions/ Notes	OP69 Aberdeen Gateway - Halladale Muir Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites. Employment land audit – 7.1 est, 7.1 marketable, 7.1 immediately available, 3.8 under construction A7/1107 – Outline planning permission - approved 130158 – DPP – Determined – approved conditionally –Site 7 131547 – DPP – Determined - approved conditionally - Site 1 A1/0514 – Outline planning permission – approved															
OP54	Altens East and Doonies	Essen & ACC	16													
Actions/ Notes	Altens East and Doonies - Esson Properties (may now be Chancerygate). Most of site is serviced and available for development - being marketed. ACC section near Doonies is unserviced. ACC preparing business case for waste facilities there with a view to putting in a planning application in 2014. Employment land audit 2013 – 8.8 established, 2.3 constrained, 6.5 marketable, 6.5 immediately available															
OP60	Charleston		20.05													
Actions/ Notes	OP60 Charleston - Halladale Muir - part of site owned by A Strachan - longer term development option beyond 2024 Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP63	Prime Four expansion	Drum	13													
Actions/ Notes	Expansion to existing allocation Potential to increase active travel links in the west Aberdeen area. AWPR opens 2018 – pre-2018 transport arrangements critical A944 Junction capacity key to business park accessibility Masterplan required															
OP78	Cotton Street		3.0													
Actions/ Notes	130829 - DPP – industrial unit – approved conditionally – 6 February 2014 – northern part of site 131348 – DPP – CoU – class 6 to 5 – approved conditionally – south of site															
OP95	Triple Kirks, Schoolhill	0.14ha														
Actions/ Notes	110303 – DPP – erect office development – approved conditionally – 19 August 2011 Site cleared															
	Peterseat	Forbes Homes	11.6													
Actions/ Notes	Peterseat - Owned by Forbes Homes - sites are being marketed on a design and build basis. Employment Land Audit – est- 6.9, marketable 6.9, immediately available 6.9.															

1.4 Other Opportunity Sites

Reference	Site	Developer / Owner	Site Area Hectares	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP4	Dubford Community Facilities	Aberdeen City Centre	2.6													
Actions/ Notes	Site has been marketed in the past but failed to attract sufficient interest. Available for community facilities, local shops etc.															
OP13	AEECC Bridge of Don	Aberdeen City Council	23.36													
Actions/ Notes	Mixed use, residential, and expand park and choose site within the development to 999 spaces Strategic / local and dedicated bus services required to provide frequent reliable service. Efficient linkages for access / egress to road network will be key consideration. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.															
OP24	A96 Park and Choose		6.7													
Actions/ Notes	Land for Transport															
OP26	Auchmill Golf Course, Greenferns	Aberdeen City Council	3.7													
Actions/ Notes	Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Approx. 4ha. Detailed Planning Permission has been granted 081991 090245 – Alterations of 2 holes – approved 23 April 2009															
OP35	Granitehill Road	Aberdeen City Council	0.7													
Actions/ Notes	Store for art collection during the refurbishment of Aberdeen Art Gallery Cycling available in form of 3m shared user footways Roads in place, built to industrial standard with access from east side of Granitehill Road (local distributor road)															
OP36	Charlie House	NHS	1.6													
Actions/ Notes	Specialist care facility for children, possible issues with slope and flooding 2 bus services within 340m of the site. access limited; possible either via hospital or Eday Road (general access road) Flooding is a constraint. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. This site is adjacent the North Burn of Rubislaw, which can suffer from pollution pressures. Any opportunity to deculvert would be welcome. We would require buffer strips around watercourses. Opportunity to restore morphology of watercourse should be assessed. Potential for enhancement/maintenance of green network should be explored. Construction SUDS required due to the significant risk of downstream amenity impact															
OP44	North Lasts Quarry		8.01													
Actions/ Notes	Extension to existing quarry identified in the LDP. No plans from the owners to date. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP67	Aberdeen Market		0.33													
Actions/ Notes	Opportunity for qualitative improvement to include better pedestrian access to The Green.															
OP49	Grove Nursery, Hazlehead	Aberdeen City Council	5.9													
Actions/ Notes	Following a Council resolution part of this site could be identified for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses. Site (or part of) is at risk of flooding.. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Site will have to connect to the public sewer network. This site has the potential to impact on a number of small watercourses and ponds in the immediate vicinity. Require buffer strips around watercourses. Opportunity to restore morphology of watercourse and deculvert sections should be assessed. Potential for enhancement/maintenance of green network should be explored. Construction SUDS required due to the significant risk of downstream amenity impact.															

Reference	Site	Developer / Owner	Site Area Hectares	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
OP50	Skene Road, Hazlehead		49.7													
Actions/ Notes	Phased Cemetery development. Planning permission granted. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP55	Blackhills Quarry		32.76													
Actions/ Notes	Plans to extend quarry. Extension area has been included in Local Development Plan. 130011 – PAN – Continuation of hard rock quarrying and processing , extension to excavation area - determined 4 February 2013 130490 – DPP – Extension of Blackhills Quarry – received 5 April 2013 – pending															
OP61	New Academy for City South		14.9													
Actions/ Notes	Amalgamation of Kincorth and Torry Academies Active Travel: Safe Routes to School (SRTS) and Traffic Calming (if not already in place). Walking and cycling access for students possibly reduced by industrial traffic and dual carriageway. Public Transport: should be in place for existing schools. Roads: Red Moss road not suitable (no footways) and site adjacent to industrial areas. High degree of severance from nearby housing area to east by dual carriageway. Also see Masterplan zone 8: Loirston															
OP62	Aberdeen Harbour Expansion		55													
Actions/ Notes	Identified in NPF3 as a National Priority. SSSI to remain zoned as undeveloped coast. Landscape, open space, core path, historic environment, transport network, SSSI and SAC need to be considered. Requires full Transport Assessment (TA) for active travel, road and rail access. Main issues being road and rail freight routing to site area. Possible road bridge to accommodate HGVs across rail mainline has been identified. Requires a flood risk assessment and for studies to be undertaken as to the potential for impact on the Aberdeen Bathing Water, in terms of coastal impact and the potential for works to have an impact on the quality and amenity of the Bathing beach. Potential to impact on the Nigg Bay SSSI and on the PFI infrastructure for Nigg STW. Also require protection of East Tullos Burn.															
OP64	Ness Solar Farm		20.5													
Actions/ Notes	Generate up to 5 MW of renewable energy Access for construction of heavy loads Connection with the public sewer if appropriate. There are no watercourses identified in the immediate vicinity. Construction SUDS required.															
OP65	Haudagain Triangle															
Actions/ Notes	Following road improvements in this area, land will become vacant															
OP75	Denmore Road	Aberdeen City Council	4.56													
Action/ Notes	If the bulky goods uses at the existing commercial centre at north Denmore Road are displaced, this site can be developed for bulky goods in order to maintain the retail offer in bridge of Don. Conditions will be imposed restricting uses to bulky goods retailing. Pitches lost should be replaced by new or upgraded pitches which are of comparable or greater benefit in Bridge of Don															
OP80	Bon Accord Masterplan															
Actions/ Notes	Masterplan prepared for major redevelopment in the City Centre. Will mostly likely be replaced by the City Centre Development Framework and Masterplan. Consultants appointed summer 2014, finalised proposal by May 2015 Any potential network changes / traffic reassignment to be considered for impact on place and movement (as per national transport policy, Designing Streets, etc.)															
OP83	Energy Futures South Beach	Aberdeen City Council	2.9													
Actions/ Notes	Options being considered by asset management. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP85	King Street / Beach Esplanade	Aberdeen City Council	2.0													

Reference	Site	Developer / Owner	Site Area Hectares	<2013	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023
Actions/ Notes	Mosque; Negotiations with interested parties are being advanced.															
OP86	Dyce Railway station		1.2													
Actions/ Notes	Land for transport. Expansion to the car park, will include landscaping, SUDs and connection to the Buchan/Foremartin Way Bus Link to airport proposal Increase rail frequency															
OP91	Marischal Square	Aberdeen City Council														
Actions/ Notes	140698 – Detailed Planning Permission - Mixed use development including office, hotel, retail, restaurant, leisure, civic space including car parking, access, landscaping, infrastructure and public realm improvements – received 13 May 2014 - pending															
OP93	Former Summerhill Academy	Optimisation Developments Ltd	3.3													
Actions/ Notes	Detailed Planning Permission 111468 - foodstore, car parking, petrol station – received 30 September 2011 – withdrawn															
OP96	Upper/Basement Floors, 73-149 Union Street		0.35													
Actions/ Notes	No application to date. Site identified as possible location for retail use on above and below ground floors. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.															
OP102	George Street/Crooked Lane		1													
Actions/ Notes	Opportunity for retail development, enhance George Street, link to John Lewis / extend Bon Accord Centre, address accessibility issues through the centre and address public realm issues. Some Listed Buildings. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.															
OP106	9 Beach Esplanade (Jimmy Chung's)	Aberdeen City Council	0.2													
Actions/ Notes	Walking and cycling well connected Bus service adjacent to the site Beach Boulevard (District Distributor road) with on-street parking															
OP107	East Tullos Gas Holder		3													
Actions/ Notes	Energy from Waste Suitable roads and active travel measures for site employees to be addressed.															
OP106	Makro, Wellington Circle	William Pears Group														
Actions/ Notes	Proposed supermarket site															

2. Infrastructure Delivery – Projects of City Wide Significance

Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones/ Timescales
Transport		
Aberdeen Western Peripheral Route/ Balmedie-Tipperty	Transport Scotland/ Aberdeen City Council/ Aberdeenshire Council	<ul style="list-style-type: none"> The Aberdeen Western Peripheral Route / Balmedie-Tipperty (AWPR / B-T) is a major transport infrastructure project which will significantly improve travel in and around Aberdeen and the North East of Scotland. Procurement of the project is almost complete Connect Roads, a consortium with a construction joint venture of Balfour Beatty Investments Ltd, Carillion Private Finance (Transport) Ltd and Galliford Try Investments Ltd, has been named as preferred bidder. The construction of the new 58km road is due to begin later this year (2014) Completion expected in Spring 2018. Additional information and progress updates can be found at: http://www.transportscotland.gov.uk/project/aberdeen-western-peripheral-route-balmedie-tipperty
Haudagain roundabout improvements	Transport Scotland/ Aberdeen City Council	<ul style="list-style-type: none"> Preferred option agreed by Aberdeen City Council in July 2008 Design work carried out in 2013/2014 confirmed the original preferred option through Middlefield best meets the scheme objectives including reduced congestion, improved journey time and reliability and improved road safety. Jacobs UK Limited appointed as design consultants in May 2014 Scottish Government has committed to starting the construction of improvements to Haudagain once the Aberdeen Western Peripheral Route (AWPR) is completed, which is currently anticipated to be in Spring 2018. Additional information and progress updates can be found at: http://www.transportscotland.gov.uk/project/a90a96-haudagain-improvement
Third Don Crossing	Aberdeen City Council	<ul style="list-style-type: none"> Planning application approved by Aberdeen City Council in March 2011. Compulsory Purchase Orders have been confirmed. Delivery arrangement will be confirmed at March 2013 Aberdeen City Full Council meeting Design and contract documentation – underway Spring 2014 Site preparation works include tree felling – underway Spring 2014 Start construction – August 2014 Opening – Late Autumn 2015
A96 Chapelbrae Park and Choose. A96 to Dyce Drive/ Aberdeen Airport Link Road	Aberdeen City Council	<ul style="list-style-type: none"> Planning application approved August 2010. Land assembly legal agreement for P&R/Link Road site achieved April 2011. Implementation timetable currently tied in with Aberdeen Western Peripheral Route. Start construction – spring 2015 Opening – Summer 2016 (Dyce Drive Link Road connection to A96 subject to AWPR contract programme)
Berryden Corridor/Gt Northern Road improvements	Aberdeen City Council	<ul style="list-style-type: none"> Preferred option agreed by Aberdeen City council in Nov. 2009. Preliminary design of whole corridor complete. Budget for Phases 1 – 3 (Denburn to St. Machar Drive) approved – February 2014 Timescales are being reviewed to reflect the budget decision
South College Street improvements	Aberdeen City Council	<ul style="list-style-type: none"> Design work complete. Progress to construction delayed due to review of scheme needs

Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones/ Timescales
Aberdeen Airport Expansion	BAA	<ul style="list-style-type: none"> Aberdeen International Airport Master Plan 2013 published January 2013 Outlines Aberdeen airport is well placed to accommodate the predicted growth in passenger numbers within its existing footprint. It is only towards the end of the period reviewed, up to 2040, that further consideration will need to be given to possible runway extensions and the corresponding land requirements.
Aberdeen Harbour Expansion	Aberdeen Harbour Board	<ul style="list-style-type: none"> Expansion of the harbor is required to address current capacity constraints and to consolidate and expand its role. Development Framework and Masterplan to be produced
Aberdeen to Inverness rail service improvements	Transport Scotland	<ul style="list-style-type: none"> Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme. Transport Scotland has commissioned Network Rail to undertake a detailed study to enable improved journey times and regular hourly frequencies – report expected early 2013, implementation Phase 1 2014-19, Phase 2 2020-24. Phase 1 – additional passing loops, re-doubling the track between Aberdeen and Inverurie, track enhancements, extended platform lengths at Inch and Elgin, new and improved signaling, new station at Kintore and Dalcross.
Aberdeen to Edinburgh rail service improvements	Transport Scotland	<ul style="list-style-type: none"> The rail improvements project, which is estimated to cost between £250 million and £500 million will be delivered in phases and aims to provide incremental benefits throughout the life of the scheme, with the whole project being delivered by 2030. Phase one of the scheme aims to deliver enhanced commuter services into each city and to facilitate the construction of new stations at Kintore and Dalcross by 2019. On 28 March 2014, the First Minister announced a package of enhancements worth £170 million which will be delivered over the next five years. These improvements include: <ul style="list-style-type: none"> the redoubling of the track between Aberdeen and Inverurie signalling enhancements between Nairn and Elgin platform extensions at Inch and Elgin to improve reliability the relocation of Forres station loop extension of the track at Forres, and infrastructure to allow new stations at Dalcross and Kintore The detailed proposal will require a construction method statement that avoids an adverse effect upon the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter). This will need to address: <ul style="list-style-type: none"> Impact of construction in proximity to water courses (water crossings, soil storage, sediment release, timing and duration of works, pollution prevention, species survey) Implications of flood events during construction for sediment release Details on drainage of allocated sites during construction Details of future monitoring of the qualifying interests potentially affected by this new infrastructure. <p>Additional information and progress updates can be found at: http://www.transportscotland.gov.uk/project/aberdeen-inverness-rail-improvements</p>
Aberdeen to Inverness A96 road improvements	Transport Scotland	<ul style="list-style-type: none"> 2030 timescale Upgrade of 88 miles of single carriageway On 9 May 2013 Minister for Transport and Veterans set out how the A96 duelling programme would be taken forward. The initial work packages to be taken forward are:

Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones/ Timescales
		<p>preliminary engineering and strategic environmental assessment work along the A96 corridor; on-going route option design work between Inverness and Nairn, including the Nairn Bypass; and assessment of possible route options for bypasses around Forres, Elgin, Keith and Inverurie. This work package will be progresses following completion of the preliminary engineering and strategic environmental assessment work in approximately 12-18 months' time.</p> <ul style="list-style-type: none"> • Transport Scotland has appointed Jacobs UK Ltd to undertake the preliminary engineering assessment work.
Variety of proposals in Regional and Local Transport Strategies	NESTRANS/Aberdeen City Council	<ul style="list-style-type: none"> • Projects identified in Regional and Local Transport Strategies will be delivered through the respective Implementation Plans/Delivery Plans associated with these strategies.
Water		
Upgrades to infrastructure associated with water supply and waste water disposal	Scottish Water/Developers/Landowners	<ul style="list-style-type: none"> • Infrastructure requirements for sites identified in the Local Development Plan are set out Section 3 of this Action Programme: Infrastructure Delivery Masterplan Zones, and in Supplementary Guidance: Infrastructure and Developer Contributions Manual. • Scottish Water, the City Council and other relevant partners are exploring the opportunity to address the cumulative impact of development across the region.
Waste		
Sclattie Quarry Transfer Station	Aberdeen City Council	<ul style="list-style-type: none"> • Site identified in Local Development Plan. • Planning permission required.
Altens East/Doonies proposed materials recovery facility; anaerobic digestion facility; transfer station.	Aberdeen City Council	<ul style="list-style-type: none"> • Site identified in Local Development Plan • Planning permission required.

3. Policy Actions

The effective implementation of the Local Development Plan policies is essential to achieve the vision of the Plan. To achieve this it is important that we deliver all the policy documents referred to in the Plan to ensure that everyone involved in the planning process has a clear understanding of the requirements and expectations of development. For all guidance time scales for the completion have been identified. As we implement and continue to monitor the Plan there may be requirements to modify supplementary guidance or provide additional advice and these actions will be identified in this document with a clear timescale for preparation. The actions are identified by the overarching policy topics, which are: land release, Quality placemaking by design, City Centre and Retail, Infrastructure and Transport, Supporting Business and Industrial, Housing, Community Facilities, Protecting and Enhancing the Natural Environment, and Resources (Minerals, Energy and Waste).

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
1. Land Release Policy				
LR1. Land Release Policy	Releases greenfield housing within two phases	1.1 Assist in the production, and then adoption of development frameworks for large site and those in multiple ownership	Aberdeen City Council – Development Plan Team- Developer	Ongoing as sites come forward
LR2. Delivery of Mixed Use Communities	Promotes the development of mixed use communities	1.2 Assist in the production, and then adoption of development frameworks for large site and those in multiple ownership.	Aberdeen City Council – Development Plan Team- Developer	Ongoing as sites come forward
2. Quality Placemaking by Design				
D1. Quality placemaking by Design	Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high design quality and place.	2.1 All existing masterplans outlined in the Aberdeen Local Development Plan will be brought forward. Policy update required to take account of existing national, regional and local policy.	Aberdeen City Council: Masterplanning, Design and Conservation Team	Ongoing as sites come forward
D2. Landscape	Promotes landscape design within developments. Primary landscape features, views, vista, linkages, buffers and landscape features which contribute to local amenity or sense of place are required to be conserved, restored or enhanced. Promotes the creation of landscapes	2.2 New masterplans to be developed for land release sites in the Aberdeen Local Development Plan.	Aberdeen City Council: Masterplanning, Design and Conservation Team/ Private Developers	Ongoing as sites come forward
D3. Big Buildings	Promotes the placement of quality big buildings in the correct location.	2.3 Adopt the Aberdeen Supplementary Guidance document - in particular the design chapters	Aberdeen City Council: Development Plan Team	Ongoing/ adoption alongside adoption of LDP
D4. Historic Environment	Protects, conserves and enhances the historic environment. Developments will respect the character, appearance and setting of the historic environment and	2.4 Publish CACA/Historic Environment TAN – Conservation Area Character Appraisals exist for all conservation areas. Review of older conservation area	Aberdeen City Council: Development Plan Team/ Masterplanning, Design and	Ongoing/ Fadoption alongside adoption of LDP

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
D5. Our Granite Heritage	<p>the special architectural or historic interest of its listed buildings, conservation areas, archaeology, scheduled monument, historic gardens and designed landscapes.</p> <p>Preservation of all scheduled monuments and archaeological sites will be supported.</p> <p>Protects granite building, structure and features, expects they will be retained, reused and adapted.</p>	appraisals underway. Union Street Conservation Area linked to the City Centre Masterplan work. Status of Cove Conservation Area – Council Site Visit scheduled for early October 2014	Conservation Team	
3. City Centre				
C1. City Centre Development – Regional Centre	Promotes the City centre as a Regional Centre and sets out criteria for assessing development proposals. Identifies criteria for determining change of use applications.	3.1 Adopt relevant Supplementary Guidance.	Aberdeen City Council – Development Plan Team	Adoption alongside adoption of LDP
C2. City Centre Retail Core and Union Street	Supports proposals that enhance vitality and viability of Union Street and sets out criteria for determining change of use from retail to other uses, and from non-retail to retail.	3.2 The Aberdeen Local Development Plan team will liaise with the Aberdeen Inspired (Aberdeen Business Improvement District) Development Company regarding the BID's actions.	Aberdeen City Council Planning and Sustainable Development / Business Improvement District (BID) Team	Continual
C3. West End Shops and Cafes	Promotes the retention of west end shops and cafes	3.3 Adopt Retail Impact assessment TAN	Aberdeen City Council: Development Plan Team	Adoption alongside adoption of LDP
C4. Sequential Approach and Retail Impact	Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development.	3.4 Produce documentation on Town Centre Health Checks in 2016	Aberdeen City Council: Development Plan Team	Ongoing
C5. Out of Centre Proposals	Provides criteria for assessing major retail proposals in out of centre locations.	3.5 Next Retail Study – May 2016		
C6. Town, District, Neighbourhood and Commercial Centres	Provides criteria for assessing proposals for non-retail use in these centres.			

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
C7. Local Shop Units	Sets criteria for assessing proposals to change from retail to other uses.			
C8. Retail Development serving new development areas	Promotes need for retail provision within new development areas at a scale which meets local requirements.			
C9. Beach and Leisure	Promotes appropriate development at the beach			
4. Delivering Infrastructure, Transport and Accessibility				
I1. Infrastructure Delivery and Developer Contributions	Provides the policy framework for applying infrastructure requirements and developer contributions required to support development.	4.1 Adopt the relevant supplement guidance.	Aberdeen City Council: Development Plan Team/ Masterplanning, Design and Conservation Team	Adoption alongside adoption of LDP
T1. Land for Transport	Land for Transport Safeguards land for transport projects			
T2. Managing the Transport Impact of Development	Promotes minimal traffic generation on site and sustainable and active travel			
T3. Sustainable and Active Travel	To ensure that the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets, and ensures that services, facilities and jobs are accessible to new communities.			
T4. Air Quality	Good air quality will be promoted and mitigation measures put in place for proposals with a detrimental impact			
T5. Noise	Presumption against noise generation developments. Protects Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs)			
5. Supporting Business and Industrial Development				
BI 1. Business and Industrial Land	Promotes the development of the business and industrial land allocations set out in this Plan. Outliners criteria for developments of this nature	5.1 Adopt masterplans for areas that require 5.2 Adopt the relevant supplement	Aberdeen City Council: Development Plan Team/ Masterplanning, Design and	Ongoing

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
BI 2. Specialist Employment Areas	Sets out criteria for assessing proposals for specialist employment land in areas designated as specialist employment areas in the Local Development Plan	guidance. 5.3 New AECC design and layout to be agreed and work implemented	Conservation Team	
			Aberdeen City Council: Development Plan Team	Ongoing
BI 3. West End Office Area	Promotes change of use to office development in the area. Sets criteria for extensions, and new development		Aberdeen City Council: Masterplanning, Design and Conservation Team	Ongoing
BI 4. Aberdeen Airport	Sets out the principle of the continuation of uses associated with the airport. Outlines criteria for development falling within the Perwinnes Radar Safeguarding Zone.			
BI 5. Aberdeen Harbour	Sets out the principle of the continuation of uses associated with the harbour.	5.4 Adopt Development Framework for Aberdeen Harbour as Supplementary Guidance.	Aberdeen City Council: Masterplanning, Design and Conservation Team /Aberdeen Harbour/Barton Willmore	Adoption alongside adoption of LDP
BI 6. Pipelines, Major Hazards and Explosive Storage Sites	Sets out criteria for development proposed within the consultation zones of pipelines, major hazards and explosive storage sites			
5. Meeting Housing and Community Needs				
H1. Residential	Sets criteria for proposals with residential areas.	5.1 Adopt the relevant supplementary guidance chapter – open space mentioned, sub – division and redevelopment of residential of residential curtilages, HH development guide, harmony of uses, affordable housing, Gypsy and Traveller Sites Supplementary Guidance.	Aberdeen City Council: Local Development Plan	Adoption alongside adoption of LDP
H2. Mixed Use Areas	Sets criteria for proposals within mixed used areas			
H3. Density	Promotes density criteria within developments over 1ha			
H4. Housing Mix	Sets criteria for housing mix within proposal over 50 units.			
H5. Affordable Housing	Sets criteria for affordable housing within proposals over five units.			
H6. Gypsy and Traveller Caravan Sites.	Sets out criteria for assessing proposals for permanent or halting sites.			
H7. Gypsy and Traveller Requirements for New	Identifies which new development sites must include provision for sites for			

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
Residential Developments	gypsies and travellers.			
6. Community Facilities				
CF1. Existing Community Site and Facilities	Sets out criteria for assessing proposals within existing community sites and facilities.	6.1 Produce and adopt planning brief or masterplans	Aberdeen City Council: Development Management/ Development Plan Team	Adoption alongside adoption of LDP
CF2. New Community Sites and Facilities	Sets out criteria for assessing proposals for new community facilities in the Local Development Plan.	6.1 Adopt relevant chapter of the supplementary guidance		
7. Protecting and Enhancing the Natural Environment				
NE1. Green Space Network	Identifies, protects and promotes a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, water-bodies, promoting opportunities for outdoor recreation, nature conservation and landscape enhancement.	7.1 Review and update of Open Space Audit and Strategy.	Aberdeen City Council	Audit in 2014- what's the update on this?
NE2. Green Belt	To avoid urban sprawl, maintain landscape setting, provide access to open space and direct planned growth to appropriate locations.			
NE3. Urban Green Space	Protects urban green space and sets out conditions on which development on urban green space may be acceptable.			
NE4. Open Space Provision in New Development	Provides minimum standards for the provision of open space in new residential development.	7.2 Prepare a Sports Pitch Strategy for Aberdeen	Aberdeen City Council: Education, Culture and Sport	Progressing
NE5. Trees and Woodland	To protect and enhance trees and woodland with the aim of increasing existing tree cover.	7.3 Adopt a Woodland Strategy for Aberdeen as Supplementary Guidance.	Aberdeen City Council: Environmental Policy and Housing and Environment, and The Forestry Commission	Progressing
NE6. Flooding and Drainage	Sets out requirements to maintain and improve standards of environmental quality, public health and amenity through managing flood risk particularly in relation to new development in areas of medium to high flood risk, plus, appropriate disposal of sewage.	7.4 Develop local flood risk management plan.	Aberdeen City and Aberdeenshire Councils, SEPA and Scottish Water	Work begins in 2012 with a view to finalising LFRMP in June 2016
		7.5 Adopt supplementary guidance on Drainage Impact Assessments	Aberdeen City and Aberdeenshire Councils, SEPA and Scottish Water	Complete

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
NE7. Coastal Planning	Sets out requirements to protect and enhance Aberdeen City's coastal environment and to identify areas that are suitable for development.	7.6 Develop supplementary guidance for Marine Spatial Planning.	Aberdeen City and Aberdeenshire Councils	Awaiting development of guidelines and regulations by Scottish Government
NE8. Natural Heritage	Sets out requirements to protect, preserve and enhance designated nature conservation sites and the wider natural heritage and to protect species, and the protection of carbon rich soils	7.7 Adopt relevant supplementary guidance - Natural environment chapter of the SG	Aberdeen City Council: Environmental Policy Team, NESBREC and SNH	Adoption alongside adoption of LDP
		7.8 Prepare further guidance to assist in assessing the impact of development on the natural environment.	Aberdeen City Council: Environmental Policy Team.	Technical Advice Note 7: Natural Heritage prepared
NE9. Access and Informal Recreation	Protects and enhances core paths, rights of way, other paths and access rights.	8.8 Core Path annual survey to form prioritisation list.	Aberdeen City Council: Environmental Policy Team	Ongoing
8. Resources - Minerals, Energy, Waste				
R1. Minerals	Identifies suitable areas for mineral extraction and highlights considerations proposals will need to address. The policy background also commits Aberdeen City Council to maintaining a 10 year supply of construction aggregate permissions.	8.1 In order to establish whether the demand for minerals in the city is being met by quarries in the region, we will explore the need for establishing a forum with the Strategic Development Planning Authority, where the two City and Shire Councils and operators in the region can share knowledge and coordinate action at the regional level.	Aberdeen City and Aberdeenshire Councils and the SDPA	To be established with the SDPA.
R2. Degraded and Contaminated Land	Promote restoration of degraded or contaminated land	8.2 Adopt relevant supplementary guidance - chapter on resources for new developments,	Aberdeen City Council: Development Management/ Development Plan Team	Adoption alongside adoption of LDP
R3. New Waste Management Facilities	Sets criteria for waste management facilities			
R4. Sites for New Waste Management Facilities	Safeguards sites for waste related facilities			
R5. Energy from waste	Outlines criteria for proposal for energy from waste recovery facilities.			
R6. Waste Management Requirements for New Development	Outlines criteria for waste management facilities within domestic and commercial proposals	8.3 Adopt a low carbon city energy strategy	Aberdeen City Council: Environmental Policy Team.	Ongoing
R7. Low and Zero Carbon	Requires new buildings to incorporate			

Policy	Summary Policy Purpose	Action/Status/Milestones	Responsible Agency	Timescales
Buildings, and water efficiency	low and zero carbon technologies to ensure that there is a 15% reduction in carbon dioxide emissions, and for all new buildings to use water saving technologies and techniques.	8.4 Produce and adopt supplementary guidance chapter a sustainable design guide	Aberdeen City Council: Development Plan Team	Adoption alongside adoption of LDP
R8. Renewable and low carbon energy developments	Promotes the development of renewable and low carbon energy schemes.	8.5 Adopt relevant chapter in supplementary guidance		Adoption alongside adoption of LDP
10. Monitoring				
Annual Monitoring Statement	Monitoring will be an ongoing process throughout the life of the Plan. Monitoring data will be collated to publish an annual monitoring statement to identify if the aims and objectives of the plan are being achieved. Where difficulties with the implementation of policy arise new actions can be identified.	Publish Annual Monitoring Statement	Aberdeen City Council: Development Plan Team	Annually

4. Supporting Information

4.1 Strategic Transport Fund

The Strategic Transport Fund applies to all development in the Strategic Growth Areas that fall within the Aberdeen Housing Market Area. All housing, business, industrial, retail and commercial leisure developments (subject to criteria as set out in the STF supplementary guidance) allocated to meet the structure plan allowances within these areas will be expected to make a contribution to strategic transport projects.

The STF will be used only to deliver strategic transport projects in the identified locations to mitigate the cumulative impact of development. Under this new approach, developers will still be required to mitigate the local transport impacts of their development, as is currently the case, and will continue to make appropriate payments towards local roads, education, affordable housing, community, waste and other services required to facilitate their development.

The scope and scale of the strategic transport projects that will be funded through the STF is shown in the table below. It should be noted that the potential interventions identified have not yet been fully considered in terms of Scottish Transport Appraisal Guidance (STAG) or subject to detailed engineering design and feasibility and a full appraisal of each location would still be required in order to identify a preferred option.

Table 2 : Cumulative Infrastructure Requirements

Public Transport
New station at Kintore
Bus priority measures
Bus frequency improvements
Additional bus services linking new development sites to city centre and key employment destinations.
Road Network (over and above local road infrastructure requirements)
North Aberdeen Parkway, Persley Bridge & Parkhill junction and capacity improvements
A96 corridor Capacity improvements & upgrade AWPR Kingswells North Junction
A944 Corridor Upgrade A944 junctions and safety / limited capacity improvements on access to A93
A956 / A90 Corridor Junction capacity improvements River Dee Link

4.2 Primary School Estates Review

The Council's Education Service undertook a review of the Primary School Estate in 2012. The review proposed to resolve some anomalies with catchment areas created by new developments and school closures. A report submitted to Education, Culture and Sport committee on 7 February 2013 provided a total of 78 recommendations on the future provision of Nursery and Primary School Education across Aberdeen, outlining clear direction and vision for educational provision in the city for the next twenty to twenty-five years.

The Secondary School Estate Review was approved in October 2010, within which one outcome was to replace Torry and Kincorth Academies with one single larger school. Consultation took place in Spring 2013. The most up to date information regarding school estates can be found on the Council's website at: <http://www.aberdeencity.gov.uk/schoolestate/>

4.3 Key Contacts for agencies and infrastructure providers

Organisation	Contact	E-mail	Telephone	Address
Nestrans	Kirsty Chalmers	kirchalmers@nestrans.org.uk	01224 627674	Nestrans Archibald Simpson House 27-29 King Street Aberdeen AB24 5AA
SEPA		Planning.aberdeen@sepa.org.uk	01224 266600	SEPA Planning Service, Inverdee House, Baxter Street, Torry, Aberdeen, AB11 9QA
Scottish Water	Susanne Stevenson	Susanne.Stevenson@scottishwater.co.uk	0141 355 5162	Scottish Water The Bridge Cumbernauld Road Glasgow G33 6FB
Aberdeen City Council Public Transport Unit	Chris Cormack	ccormack@aberdeencity.gov.uk	(01224) 523762	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Education	Euan Couperwhite	ecouperwhite@aberdeencity.gov.uk	(01224) 522073	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Planning Gain	Jill Paterson	Jill.Paterson@aberdeenshire.gov.uk	01330 826937	Legal and Governance Aberdeenshire Council c/o Banchory Area office The Square Banchory AB31 5RW
NHS Grampian	John Gill	johnngill@nhs.net	01224 558631	John M Gill Physical Planning Client Adviser NHS Grampian Summerfield House 2 Eday Road Aberdeen, AB15 6RE
Transport Scotland	Stuart Wilson	Stuart.Wilson@transportscotland.gsi.gov.uk	0141 272 7587	Transport Scotland Buchanan House 58 Port Dundas Road Glasgow, G4 0HF
Aberdeen City Council Transport Strategy	Joanna Murray	joannamurray@aberdeencity.gov.uk	01224 522168	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Roads Authority	Tom Rogers	tomr@aberdeencity.gov.uk	01224 52 3184	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Development Management	Daniel Lewis	dlewis@aberdeencity.gov.uk	01224 522250	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Environmental Services	Clare Horton	chorton@aberdeencity.gov.uk	01224 523822	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Development Plan	Andrew Brownrigg	abrownrigg@aberdeencity.gov.uk	01224 523317	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Masterplanning	Sandy Beattie	sbeattie@aberdeencity.gov.uk	01224 52155	Aberdeen City Council Marischal College Broad Street Aberdeen, AB10 1AB