

Aberdeen Local Development Plan SEA Interim Environmental Report

PART 1

To Sea.gateway@scotland.gsi.gov.uk

PART 2

An SEA Environmental Report is attached for the plan entitled

Aberdeen Local Development Plan

The Responsible Authority is:

Aberdeen City Council

PART 3

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Non-Technical Summary

This Non-Technical Summary introduces SEA and summarises the contents of the full technical report, which begins on page 9.

Purpose of this Environmental Report and Key Stages

We (Aberdeen City Council) have written this environmental report (“the report”) for the Aberdeen Local Development Plan (LDP) under the Environmental Assessment [Scotland] Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that a plan, programme or strategy (PPS) will have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others into account before coming to final decisions.

The key stages of this SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. An explanation of these stages can be found below:

[Pre-screening]

We do a pre-screening of a plan, as the first stage, when we show that a plan is not likely to have any effect on the environment, or if it has any effects at all, they will be minimal. After a pre-screening, the plan, programme or strategy will not be subject to any further SEA. This stage does not apply to the Local Development Plan.

Screening

We screen the plan to determine whether we should be doing an SEA for the plan. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. (If the effect is not significant, no further action is taken and a pre-screening report would be prepared). In this case, it is clear that the environmental effects of the LDP will be significant and therefore a full SEA is required.

Scoping

At the scoping stage, we set out how much information should be in the actual Environmental Report, how we plan to assess the effects of the different aspects of the plan, and how long we will consult with others on the report. We then consult with Key Agencies on the contents of the Scoping Report, and their recommendations help us to improve our approach.

Environmental Report

In the Environmental Report, we assess the effects of a plan on the environment and explain how we could address those effects through a process called mitigation. We also describe how we will monitor any significant effects of the plan on the environment.

This version of the report is an *Interim Environmental Report*, which has been prepared alongside the Main Issues Report. It will need to be revised and re-published at Proposed Plan stage, to take account of any material changes in the Plan itself. We aim to publish a finalised Environmental Report to go with the Proposed Plan and Proposed Supplementary Guidance in 2015.

Post-adoption Statement

Once we have addressed and resolved the representations received through consultation before adopting the plan, we must inform everyone about what difference the SEA process and their views have made to the final plan. And we do this through a Post-adoption Statement as the last stage.

The Context of the Strategy

The Main Issues Report will be used to engage with the public. The Main Issues Report forms the main focus for discussions on the options for sites that would be developed in Aberdeen and for the policies that will guide development. We are consulting on the MIR in early 2014.

The 2012 LDP allocates land for housing and employment over two phases in line with the Aberdeen City and Shire Structure Plan 2009. Although this is being replaced by the Strategic Development Plan, the amount of land we need to allocate has not changed. Therefore, it is proposed that most of the policies and land allocations included in the 2012 LDP will be carried forward to the next Plan, and the Main Issues Report reflects this.

To guide and help us deliver what we plan to do in the LDP and other related strategies like the Local Housing Strategy and the Local Transport Strategy, we have made use of high-level documents and statements. These documents and statements include the Strategic Development Plan vision, Aberdeen City Community Plan and the Aberdeen City and Shire Housing Needs and Demand Assessment.

This Environmental Report covers the key issues, outcomes, topics and processes of the SEA process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have used many different documents or pieces of legislation to influence how we have written this strategy, which affects Aberdeen, the North East, Scotland or Europe. These documents cover:

- Climate and water
- Plant and animal life on the land and in the water
- Noise
- Town centres

- Old buildings
- How we use energy
- How we throw away waste
- How we travel, walk and cycle
- Exercise and health

Baseline/Evolution, Characteristics of Areas & Environmental Problems

We have identified a number of problems and issues in Aberdeen. In this section, we list the significant environmental problems and issues that we have considered in this report. **Appendix 2 Baseline Data, Targets and Trends affecting Aberdeen City** also shows the baseline information, giving a picture of the state of the environment in Aberdeen. These issues show the challenges we must deal with through this Plan:

- We have serious air quality problems in Aberdeen. The increasing number of cars, trucks and vehicles that pass through the City worsens this.
- We burn a lot of fuel to heat our homes and to drive our cars. This is releasing more CO2 into the air and causing our carbon and ecological footprints to rise.
- Future climate change will affect how much water we will have and how stable our soils will be.
- Petrol stations, factories, and other industries have all affected how good or bad our soil and water is.
- How we deal with waste also affects our soils, water and climate.
- Aberdeen is rich in cultural heritage and landscape, but the houses we have built in the past are putting pressure on these resources.
- New buildings are putting pressure on animal and plant life (biodiversity).
- When we have good parks or open spaces, people will want to build and live around them.
- Increasing house prices
- The make up of the population is an issue that needs to be considered for future development. For example, there are a range of ages living in Aberdeen, but because we are living longer there will be an increased proportion of older people, and there is an increase in people coming to live here from other parts of the UK, Europe and the world.

Assessment of Effects

A summary of how the LDP as discussed in the Main Issues Report affects the environment can be found in Table A below. The full Assessment of Effects can be found in Section 6: Assessment, Mitigation and Monitoring

Table A: Assessment of Effects

SEA Issue	Plan Impact
Air and Climatic factors	We found that the effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Building new homes and workplaces will mean more vehicles on the roads which

	emit greenhouse gases. On the other hand, the plan also includes policies to help promote sustainable modes of transport such as walking and cycling. Development on existing green space may also increase surface water run-off, and increase vulnerability to flooding.
Water	The overall effects of the plan on water are negative, because all new development requires more water be taken from the River Dee. Some developments also physically impact on watercourses themselves and may result in pollution of streams and burns. On the other hand, the plan includes policies to promote water-saving technologies in buildings.
Soil	When we build houses, shops, places of work and roads, the soil on which we put these buildings up can be damaged. Increased waste will lead to more landfill, which pollutes the soil. However, the development of contaminated sites will benefit soil because it will have to clean up the pollution.
Biodiversity (flora and fauna)	The overall effects of the plan on plants and animals are very negative. Because if we develop 36,000 new houses in Aberdeen, some of these must be on greenfield sites. Development on greenfield sites may destroy the places where plants and animals are found. The River Dee is the home to special fish and animals and development may harm them.
Population and Health	The overall effects of the plan on people are positive, because it provides for attractive, warm and affordable homes in pleasant places for people to live, and also encourages the development of new employment opportunities. However, traffic from new development and other polluting uses make air quality worse and it may have a negative affect on human health.
Cultural Heritage	We found that the effects of the plan on special or old buildings are mixed (i.e. positive, negative & neutral). Policy protects these buildings from damage or loss in all but the most exceptional circumstances, meaning negative effects are likely to be very small. Design policies will help to make the impact small.
Landscape	The overall effects of the plan on our surroundings are mixed – some positive and others negative. Development that can be seen from lots of places can have negative affects on views and scenery.
Material Assets	The overall effect of the plan on the creation of new buildings, facilities, infrastructure and equipment is very good.

Broad Mitigation Measures

A summary of the broad measures which will be taken to help mitigate the negative (or enhance the positive) effects of the preferred options can be found in Table B below. The full Mitigation Measures can be found in Section 6.4 of the full report.

Table B: Mitigation Measures

SEA Issue	Mitigation Measures
Air and Climatic factors	We will seek to enhance (i.e. add value to) the positive impacts as we work with our partners. We will look to reduce car dependence and provide people with choice on how they travel. We will have a mix of houses, jobs, shops and schools close together so that the buildings will not damage our climate and air. We will avoid building on land which floods. We will make sure buildings need less heat and electricity.
Water	We will work with Scottish Water to make sure that the houses built will have sufficient water. We will work with builders to ensure that the buildings will not use too much water. We will require soft structures (called 'SUDS') to be built and maintained to manage surface water from the new development. We will make sure that areas which flood when it rains will be avoided or zoned as an open space.
Soil	We will require new developments to clean up harmful pollution where appropriate. We will recycle more waste and reduce waste going to landfill.
Biodiversity (flora and fauna)	When we are building SUDS to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within the SUDS system. We will also encourage the provision of open spaces, including wildlife areas, in new developments. We will also protect special areas where we find plants and animals (small and large). We will keep areas for animals to move from place to place.
Population and Health	We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old and young. We will avoid building where there are risks to health like areas of bad air quality or smell.
Cultural Heritage	We will look to protect our most valued features wherever possible and encourage good design in new developments so they do not affect the setting of existing special buildings.
Landscape	We will look to protect our most valued landscapes and landscape features and encourage good master planning and design. We will not build on the areas that are easily seen from lots of different places.
Material Assets	We will make sure that roads, schools, hospitals, utilities and jobs required for new developments are put in place. We would make sure that the plan supports all of this.

Monitoring

We will monitor the significant negative and positive affects of the plan through the monitoring plan that we have set out in the environmental report. We have stated what actions we must carry out, who must carry out each of the actions and when we must carry them out. The full Monitoring Plan can be found in Table 6.2: Monitoring Plan

How to Comment on the Report

If you would like to express your views on the contents of this Interim Environmental Report, please send written comments to the following address:

By e-mail

LDP@aberdeencity.gov.uk

By post:

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The Main Issues consultation period is planned to run for 10 weeks from 13 January to 24 March 2014. Please ensure your comments reach us by the end of this period.

Environmental Report

1 Introduction

The purpose of this Strategic Environmental Assessment Interim Environmental Report is to provide an assessment of the preferred and alternative policy and site options set out in the Main Issues Report for the Local Development Plan, a consultation document which precedes the production of the Proposed Plan. This Environmental Report will be revised and republished alongside the Proposed Plan, reflecting any changes which have taken place. This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005.

Table 2.1 tabulates the key facts about the LDP and Section 3 describes the SEA process to date. Section 4 offers a brief description of the content of the Main Issues Report, while Section 5 outlines the issues that set the context for the Plan- such as other plans, policies and strategies (PPS) and environmental protection objectives, baseline data and environmental problems in Aberdeen. Section 6 examines the scope and level of the assessment and explains the assessment framework, SEA objectives, cumulative effects assessment, mitigation and monitoring. The 'next steps' for the SEA process are outlined in Section 7, while the full assessments, baseline and description of relevant PPS can be found in Section 8 Appendices: PPS Context, Baseline & Assessments.

2 Key Facts and Description of PPS Content

Table 2.1: Key Facts relating to the Local Development Plan

Name of Responsible Authority	Aberdeen City Council
Title of the PPS	Aberdeen Local Development Plan
What Prompted the PPS	Planning & etc. (Scotland) Act 2006
Subject	Land Use
Period Covered by the PPS	To 2026
Frequency of Updates	Every five years
Area covered by the PPS	Aberdeen City
Purpose and/or objectives of the PPS	To set the framework for the development of land in Aberdeen City
Contact Point	Daniel Harrington Senior Planner (Development Plan) Enterprise, Strategic Planning and Infrastructure

	Aberdeen City Council Business Hub 4 Marischal College Broad Street Aberdeen AB10 1AB
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3 SEA Activities to Date

Table 3.1: SEA Activities to Date' summarises the SEA activities to date in relation to the Environmental Report for the Aberdeen City Local Development Plan Main Issues Report. **Table 3.2 Comments from Key Agencies on Scoping Report'** shows the comments we received from the Consultation Authorities on the Scoping Report and what we have done to address them.

Table 3.1: SEA Activities to Date

SEA Action/Activity	When carried out	Notes (e.g. comment on data availability, particular issues or any advice from the Consultation Authorities that has now been taken into account)
Scoping the consultation periods and the level of detail to be included in the Environmental Report for the Main Issues Report	Scoping Report: May 2013	Feedback from SEPA, SNH and Historic Scotland considered; assessment methodology with objectives and questions implemented.
Environmental baseline established		
Outline and objectives of the PPS	Draft Interim Environmental Report: October 2013	
Relationship with other PPS and environmental objectives		
Environmental problems identified		
Assessment of future of area without the PPS		
Alternatives considered		
Environmental assessment methods established		
Selection of PPS alternatives to be included in the environmental assessment		
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects		
Monitoring methods proposed		
Preparation and Consultation on the		Main Issues

Environmental Report for the Main Issues Report	Report Consultation Jan-Mar 2014	
Taking account of the consultation outcome in the revised Environmental Report for the Proposed Plan	Preparation of Proposed Plan and final Environmental Report Apr 2014- onwards	
Agreeing on the alternatives and options to be used in the final environmental report		
Assessing the effects of the LDP, mitigating effects, firming monitoring measures and strategic flood risk assessment.		
Consultation timescales 1. Timescale for Consultation Authorities 2. Timescale for public		
Notification/publicity action		

Table 3.2 Comments from Key Agencies on Scoping Report

Organisation	Issue	Summary of Comments	Our Response
SNH	Consultation period for the Environmental Report	SNH note the proposed 6 week consultation period. If the consultation period falls within the summer holidays, SNH request an 8 week consultation period.	Noted. The Environmental Report will be subject to a 10 week consultation period in line with the MIR.
	Relationship with other PPS	Include 'Green Infrastructure: Design and Placemaking' (2011).	This has been included.
	Environmental Baseline	For information- refer to the 'Natural Spaces' system to access datasets for the Environmental Baseline. Natural Heritage- Note there is four, not five SSSI in Aberdeen City. Human Health- Suggest including a baseline position on types, quantity and quality of open space, using information from your Council's Open Space Audit.	Noted. This has been amended. The Open Space information in the Baseline will be extended with information from the Open Space Audit.

Environmental Problems	Amendments to environmental problems for: Biodiversity Flora & Fauna; Landscape; Material Assets; Air and Climatic Factors; Population and Human Health	All amendments and additions made.	
Scope of Report	Seek clarity on which aspects of the 'rolled forward' sites or policies will be assessed and to what extent. Add points to 'Scoping in/out of SEA issues' for: Biodiversity Flora & Fauna; Climatic Factors; Human health.	Discussion of assessment has been clarified. All additions made.	
Assessment Method	Change format of assessment tables to create SEA objectives and assessment questions for each topic. Merge separate assessment tables for 'greenfield' and 'brownfield' into one table; to allow the difference between these two types of land should come out through the assessment process for the sites themselves. Clarify how cumulative and synergistic effects will be assessed. The use of the scoring system (++)/+/0/--/) and comments column to provide further information on the assessment score is supported.	Format of assessment tables changed to make them more conducive to the objectives and questions approach. Decision made to keep separate brownfield and greenfield tables, to keep them clear, concise and consistent. Cumulative and synergistic effects further explained in Report. Noted.	
Mitigation	Mitigation should be included as a separate column in each assessment table so there is a clear link between significant	Separate mitigation column included in assessments.	

		effect and mitigation/enhancement measures. The link between SEA for Strategic Development Plan and the LDP should be clearly shown- ensure the mitigation measures referred by the SDP to the LDP are clearly identified and addressed.	SDP mitigation measures for the LDP are identified and addressed.
	Monitoring	Identify the effects to be monitored more specifically.	Monitoring table is now more specific.
	Habitats Regulations Appraisal	Explore how HRA will be undertaken. If it is undertaken in parallel with SEA, the findings of each must be separately documented and the links between each fully explained.	Decision made to consider HRA fully at Proposed Plan stage.
Historic Scotland	Consultation Period for the Environmental Report	HS are content with the proposed 6 week consultation period for the Environmental Report.	Noted. The Environmental Report will be subject to a 10 week consultation period in line with the MIR.
	Environmental Problems relevant to the Local Development Plan	HS welcome the recognition of the pressure that new development can put on the historic environment. It will be important to consider how any new development affects the setting of these features as well as the features themselves.	Effect on setting of historic features has been assessed.
	Scoping of SEA Issues	HS agree with the decision to scope the historic environment into the assessment.	Noted.
	Scope and level of detail proposed for the assessment	Sites which have development consent should be considered as part of the baseline. They should also be considered in the assessment for cumulative effects while all other sites being rolled forward should be included in the assessment.	Noted. This has been done. We have

		<p>In carrying out this assessment it is beneficial to focus this assessment through the use of objectives and specific assessment questions.</p> <p>In assessing the spatial strategy, a system whereby the planning assessment and SEA assessment are brought together may avoid duplication of effort and enhance the opportunity for the environmental assessment to influence decisions on site preference.</p>	<p>implemented an objectives-and-questions approach.</p> <p>Development Bids were subject to a planning and SEA assessment at the same time, by the same officer as they were forming recommendations.</p>
	Proposed Mitigation Measures	Mitigation measures should range from the site specific (such as development requirements or the removal of the site from the plan) to higher level considerations (for example policy rewording/inclusion).	Noted. This has been done.
	Monitoring	It is important to remember that monitoring should, to a large extent, be driven by the identified effects of the plan. The monitoring of the existing Local Development Plan should prove beneficial in considering and carrying out the assessment of the emerging plan.	Noted.
	Appendix 7.2.7 Cultural Heritage	HS records indicate that there are 1215 Listed Buildings in the Aberdeen City Council Area (68 – A Listed, 681 B Listed and 466 C Listed). I can also confirm that there are 44 scheduled monuments and 1 Inventory Garden and Designed Landscape (Duthie Park) within the area. There are no Historic Battlefields within the Aberdeen City Council area.	The relevant Baseline information has been updated to reflect this information.

SEPA	Relationship with other PPS	<p>A series of PPS regarding climate change, human health and material assets are brought to our attention for inclusion in the Table 4.1.</p> <p>It should be ensured that reference is made to the most up to date version of the PPS.</p>	<p>These have all been included.</p> <p>PPS have been checked to ensure most up to date version is used.</p>
	Baseline Information	<p>The following sources are recommended for information to be included in the baseline:</p> <p>SEPA Flood Risk Maps Bathing Beaches Climatic Factors handbook from SNIFFER Scottish Climate Change Impacts Partnership Soil Survey of Scotland</p>	<p>These sources have been used where information was readily available.</p>
	Environmental Problems	<p>SEPA consider that the environmental problems described generally highlight the main issues of relevance for the SEA topics within our remit.</p>	<p>Noted.</p>
	Alternatives	<p>SEPA note that alternatives are still being considered. Any reasonable alternatives identified during the preparation of the plan should be assessed as part of the SEA process and the findings of the assessment should inform the choice of the preferred option. This should be documented in the ER.</p>	<p>All the development options have been subject to SEA assessment which has influenced the choices of preferred options and identification of mitigation measures.</p>
	Scoping in/our of SEA objectives	<p>We agree that in this instance all environmental receptors should be scoped into the assessment.</p>	<p>Noted.</p>
	Methodology for Assessing Environmental Effects	<p>The use of SEA objectives may prove a more useful way of assessing the environmental effects.</p> <p>When it comes to land allocations, it may be easier and</p>	<p>An objectives-and-questions approach has been used.</p> <p>An SFRA has been carried out and is a</p>

		<p>more effective to assess the sites against a range of related questions. SEPA suggest a series of possible questions relating to their interests.</p> <p>SEPA will expect a Strategic Flood Risk Assessment to be carried out, and the final position for each allocation to be recorded next to the question ‘Is the allocation at risk of Flooding?’</p> <p>It is also useful if the assessment tables directly link the question with the possible mitigation measures.</p>	technical appendix to the Main Issues Report.
	Mitigation	Where negative effects are identified, revision to the Plan is the best form of mitigation. SEPA would like the ER to make it clear how carrying out SEA informed the Plan which is being consulted upon at the same time. We welcome the inclusion of Table 5.12 which will allow mitigation to be identified, allocated to lead authorities and then, through the monitoring process, tracked regarding progress.	Noted.
	Monitoring	SEPA are pleased to note that we have begun to consider this, and Table 5.13 will provide a clear framework for Monitoring to be recorded and tracked.	Noted.
	Consultation	SEPA are satisfied with a 6 week consultation period for the Environmental Report.	Noted. The Environmental Report will be subject to a 10 week consultation period in line with the MIR.

4 Description of PPS - Content of LDP Main Issues Report (MIR)

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, contents and timescale of the LDP Main Issues Report. It contains strategic, policy and site-specific options, and a small number of proposals for land allocations. The MIR is a consultation document and Aberdeen City Council is engaging with the public and key stakeholders on its contents. A summary of the content of the MIR and its options and alternatives can be found below.

It should be noted from the outset that the Proposed Strategic Development Plan (2013) does not contain any significant changes to the spatial strategy introduced in the Structure Plan (2009) to which the current LDP conforms. The current LDP (2012) took a long term view to the identification of land for future development, and therefore many aspects are proposed to be ‘carried forward’ with no change.

However, there are anticipated changes to the national policy context through Scottish Planning Policy the National Planning Framework, so the Plan must be updated to reflect these changes. The next plan will also be required to address new and emerging issues that have not previously been considered, or adjust its approach where it is clear that change would be beneficial. These are the ‘Main Issues’. The MIR sets out the officers’ preferred options for change (or continuity), as well as alternatives.

4.1 Vision and Objectives

The vision for the ALDP has been taken from the Structure Plan vision. It states:

“By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to visit and do business. We will be recognised for:

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

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

4.2 Main Issues

There are 13 main issues. The main issues have been identified through a process of internal and external consultation and monitoring. Each main issue has a preferred and alternative option; some address brand new issues but some build upon existing policy positions. **Table 4.1 Main Issues** summarises the main issues and their alternatives considered.

Table 4.1 Main Issues

Main Issues (Options)	Description and Implications
<p style="text-align: center;">Issue 1 Greenfield Housing and Employment Allocations This issue is about physical development of brownfield and greenfield land for housing and employment uses.</p>	
<p>Preferred Option</p>	<p>Carry over existing LDP allocations and do not release further land from greenfield sites.</p> <ul style="list-style-type: none"> • This approach would make the LDP consistent with the Proposed SDP • These allocations already provide a generous supply of housing and employment sites • Continues to support the development of brownfield sites • Protects existing green belt and green spaces
<p>Alternative 1</p>	<p>Release further greenfield housing and/or employment land to increase supply. This approach would make the LDP inconsistent with the Proposed SDP.</p> <ul style="list-style-type: none"> • This could undermine brownfield and sustainable development • Further infrastructure is likely to be required • Further encroachment onto green belt and green spaces is likely
<p style="text-align: center;">Issue 2: City Centre Vision This issue is about the creation of a new document and the method of its implementation. It will have an indirect impact on physical development.</p>	
<p>Preferred Option</p>	<p>Continue work on the Aberdeen City Centre Vision and Masterplan and adopt it as Supplementary Guidance to the new plan. The public sector will lead on the implementation of the strategy with help from private investment.</p> <ul style="list-style-type: none"> • Developing this work will give the City Centre a robust strategy, direction for development and will focus on implementation. • Public funding constraints
<p>Alternative 1</p>	<p>Continue work on the Aberdeen City Centre Vision and Masterplan and adopt it as Supplementary Guidance to the new plan.</p> <ul style="list-style-type: none"> • Implementation will happen through market demand. Developing this work will give the City Centre a robust strategy, a direction for development and will focus on implementation. • It is not known how the market will react.

Alternative 2 (Current Approach)	<p>City Centre Development Framework is the strategy for the City Centre.</p> <ul style="list-style-type: none"> • This gives direction for development in the City Centre but does not focus on implementation.
<p>Issue 3: Retail Strategy for the City Centre This issue is about physical development of brownfield sites for retail uses.</p>	
Preferred Option	<p>Find land for approx. 30,000 – 35,000 m². of retail development within the City Centre in the following locations: Aberdeen Market; Upper / Basement Floors, 73-149 Union Street; St Nicholas House; George Street / Crooked Lane; Denburn and Woolmanhill</p> <ul style="list-style-type: none"> ▪ City Centre to be the main destination for major retail development. ▪ Sites may need to be assembled for retail development. ▪ Implications detailed in Table 3. ▪ May not deliver all the retail space required if some sites are not developed.
Alternative 1	<p>As per Preferred Option, however if this cannot be delivered, identify sites on the edge of the City Centre.</p> <ul style="list-style-type: none"> ▪ City Centre to be the main destination for major retail development. ▪ Sites may need to be assembled for retail development. ▪ Implications detailed in Table 3. ▪ May not deliver all the retail space required if some sites are not developed.
Alternative 2 (Current Approach)	<p>No strategy for retail development in the City Centre. However, major retail development focused within the City Centre Business Zone.</p> <ul style="list-style-type: none"> ▪ Ad hoc approach to retail development, assessing any new development and its relationship to existing uses on its merits. ▪ Dispersed retail locations bring a lack of legibility to the City Centre.
<p>Issue 4: Union Street Frontage This issue is not proposing any new development but may indirectly result in change of use and implications for cultural heritage</p>	
Preferred Option	<p>Relax the current policy. Promote a mix of uses on the frontage to the west of Union Street so long as it is public space and / or puts the whole building into use.</p> <ul style="list-style-type: none"> • Encourage a mix of uses in the west end of Union Street. • Protect public space on the ground level of Union Street.
Alternative 1	<p>Remove the policy altogether. Allow all uses on Union Street.</p> <ul style="list-style-type: none"> • Further fragmentation of retail on Union Street. • Loss of public space on ground level.

Alternative 2 (Current Approach)	Encourage the retention of retail on Union Street through the current policy. <ul style="list-style-type: none"> • Retail on Union Street is becoming fragmented due to vacancies and approved change of use applications. • Lack of demand for retail on Union Street.
Issue 4: West End Shops This issue is concerned with protection of retail uses within a certain area	
Preferred Option	Establish a new policy to protect, encourage and enhance the West End shops and cafes. <ul style="list-style-type: none"> • City Centre Business Zone to be the main destination for major retail development. • Encourage and enhance specialist / independent retail in the West End by focusing specialist / independent retail and cafes in this area.
Alternative 1	No designation for the West End shops. <ul style="list-style-type: none"> • No protection for West End shops.
Alternative 2	West End shops covered by City Centre Business Zone designation. <ul style="list-style-type: none"> • West End shops protected.
Issue 6: Retail Outwith the City Centre This issue is concerned with physical development	
Preferred Option	Allocate land for retail to address deficiencies across the city (see Table 5) along with committed developments detailed in Table 4. <ul style="list-style-type: none"> • Retail development will be delivered that is appropriate to the local catchment. • Retail deficiencies across the city will be addressed. • The creation of new centres encouraging a more diverse range of uses.
Alternative 1 (Current Approach)	No retail strategy for development outwith the City Centre. Committed developments are detailed in Table 4. <ul style="list-style-type: none"> • Ad hoc retail development. • Does not address the retail deficiencies across the city.
Issue 7: Aberdeen Harbour Expansion This issue is concerned with a physical development with both land and marine components	
Preferred Option	Create a new deep water harbour facility at Nigg Bay <ul style="list-style-type: none"> ▪ Environmental, transport and planning issues need to be resolved ▪ Less impact on the City Centre and its transport network ▪ Opens up potential opportunities for economic growth
Alternative 1	Focus future growth on the existing harbour estate <ul style="list-style-type: none"> ▪ Works to accommodate larger vessels would reduce berth space

	<ul style="list-style-type: none"> ▪ Continued reliance on City Centre road network ▪ Loss of potential future business to Aberdeen
Issue 8 Local Housing Needs This issue concerns the affordability of housing, not the physical developments itself.	
Preferred Option	Flexibility in the policy approach for affordable housing allowing options that can help to deliver greater numbers of affordable homes. <ul style="list-style-type: none"> • There could be a decrease in the predicted number of affordable homes provided compared to the existing approach. • It is considered that in reality this approach will meet a greater need and deliver more affordable housing within sustainable new communities.
Alternative 1	Identify specific sites or allow flexibility for when on-site delivery is required. <ul style="list-style-type: none"> • This would not conform to the Strategic Development Plan's objective for sustainable mixed communities. • It may help to provide a greater number of affordable houses than the existing approach.
Alternative 2 (Current Approach)	Blanket requirement for 25% affordable housing on sites greater than 20 units. <ul style="list-style-type: none"> • There is significant need identified and there is a requirement for at least 25% affordable housing. • There are difficulties with the delivery, with reduced funding available.
Issue 9: Housing for Older People and Particular Needs This issue concerns the suitability of a house for certain needs, rather than physical developments themselves	
Preferred Option	Set a target of 10% of homes on sites of 50 dwellings or more to be suitable to the older population and people with physical disabilities. <ul style="list-style-type: none"> • There would be an expectation that this would increase the proportion of dwellings that would be suitable to older people and people with physical disabilities.
Alternative 1	Set a target of 33% of homes on sites of 50 dwellings or more to be suitable to the older population and people with physical disabilities. <ul style="list-style-type: none"> • There would be an expectation that this would increase the proportion of dwellings that would be suitable to older people and people with physical disabilities.
Alternative 2 (Current Approach)	The current approach is to rely on the market to deliver what is required. <ul style="list-style-type: none"> • It does not appear that the market is responding to the increasing demand at present. • The current housing mix policy through monitoring does

	<p>not appear to be achieving the desired results.</p> <ul style="list-style-type: none"> This approach would be simple to manage through the application process.
<p>Issue 10: Low and Zero Carbon Buildings This issue concerns a requirement for low and zero carbon generating technologies to be installed in all new developments</p>	
Preferred Option	<p>20% requirement for LZCGT in 2016 25% requirement for LZCGT in 2020 30% requirement for LZCGT in 2020</p> <ul style="list-style-type: none"> The increase will help to promote the use of renewable technologies and a move to a low carbon economy. The targets are lower than at present to ensure that savings in energy efficiency are maximised. There is also a further increase post 2020 to continue to promote growth in renewable technologies.
Alternative 1	<p>15% requirement for LZCGT in 2016. 20% requirement for LZCGT in 2020.</p> <ul style="list-style-type: none"> This alternative sets the lowest requirement to place greater emphasis on the energy efficiency of buildings. These targets are in line with many other local authorities and are considered readily achievable.
Alternative 2	<p>30% requirement for LZCGT in 2016. 35% requirement for LZCGT in 2020.</p> <ul style="list-style-type: none"> This is the most ambitious option for the incorporation of LZCGT and a move to a low carbon economy. This option is in line with current policy, for which there have been difficulties in achieving the targets for LZCGT. This option places a greater weight on LZCGT and may detract from measures to maximise energy efficiency.
<p>Issue 11: Energy Mapping This issue is about the creation of a new document which will encourage developers to connect to energy-efficient heat networks</p>	
Preferred Option	<p>Include the energy map in the Local Development Plan in supplementary guidance and set out that major developments must give consideration to linking into the energy network. Exceptions would only be accepted where it is demonstrated that links are not feasible.</p> <ul style="list-style-type: none"> This option assumes that this information is widely known by developers. This approach may miss out on potential links that could be identified in such map.
Alternative 1	<p>As per preferred option, but require that where there is an opportunity to connect to a network that it will be required as a condition on the planning approval.</p>

	<ul style="list-style-type: none"> • There would be a greater chance that the energy network would be expanded. • It may not be financially viable or the most efficient solution for a development.
Alternative 2 (Current Approach)	<p>The current approach does not provide the information, but asks developers to consider the use of district heating schemes.</p> <ul style="list-style-type: none"> • This option assumes that this information is widely known by developers. • This approach may miss out on potential links that could be identified in such map.

Issue 12: Water Efficiency
This issue is about a requirement for water saving technologies to be installed in all new developments.

Preferred Option	<p>Set an increasing target to achieve the gold standard for water use efficiency for domestic buildings and BREEAM level 5 for non-domestic buildings.</p> <ul style="list-style-type: none"> • This will achieve greater savings in water use than option 2. • There will be increased costs associated with higher standards
Alternative 1	<p>Set a target for domestic buildings to achieve silver standard for water use efficiency in all new buildings and BREEAM level 4 for water for non-domestic buildings. This will increase the water efficiency of new developments and minimise water abstraction from the River Dee.</p>
Alternative 2 (Current Approach)	<p>Leave this issue to be dealt with through building standards.</p> <ul style="list-style-type: none"> • There is no information on when standards may be increased at present • The implementation and monitoring of this sits well within the building standards.

Issue 13: Recycling and Energy
This issue is about the potential location of new waste management facilities

Preferred Option	<p>Locate most waste facilities in one location.</p> <ul style="list-style-type: none"> • A single location reduces transport emissions and staff time and costs from transporting materials from one site to another. • A very large site is required – this reduces the number of options available to us.
Alternative 1	<p>Locate waste facilities on a number of sites around the City</p> <ul style="list-style-type: none"> • Increased costs and emissions as a result to greater vehicle movements. • Provides more site options if it is not possible to secure all facilities on one site (see below).

4.3 Policies Carried Forward from the Existing LDP

At present, we are likely to ‘carry forward’ many of the policies in the 2012 LDP with very little change. Table 4.2 provides a summary of the main policy areas as they stand in the existing LDP.

There may be some minor updates to existing policy areas (those which are not the subject of a Main Issue), to provide extra clarification, further detail, corrections or technical updates. In the Main Issues Report, we are asking the open question of whether anything about these policies needs to change.

We have not re-assessed the existing policies here. Their full assessment can be found in the previous Environmental Report for the 2012 LDP. Each individual policy will be fully reassessed at Proposed Plan stage when the final wording is settled - any changes (or brand new policies) will be taken into account at this stage and subject to an assessment.

Table 4.2: Summary of Main Policy Areas in the Existing LDP

Policy Area	Main Objectives
Spatial Strategy	The Spatial Strategy promotes the City Centre as a major regional centre for retail, commercial and leisure development. It also promotes the regeneration of brownfield sites across the city. The plan also identifies significant areas of greenfield land to be released for housing and employment.
Infrastructure, Transport and Accessibility	Policy provides for developer contributions towards infrastructure requirements. New developments are required to demonstrate that sufficient measures have been taken to minimise traffic generation and promote sustainable and active travel. Land is also safeguarded for identified strategic transport projects.
Design	Design policy states that new development must be of a high quality in terms of architecture and place-making, and ensure that it benefits from appropriate amenity. The policy encourages the retention of traditional granite buildings, and ensures designated built heritage is protected from inappropriate development. Proposals must also consider their impact on landscape.
Business & Industrial Development	Business and Industrial policy sets out what types of uses are appropriate in the different zonings, and seeks to protect the role of the West End as a high status office area. The policy also addresses issues relating to the operation and development of the Harbour and Airport. Pipelines and Major Accident Hazards are also covered.
Housing and Community	LDP policy seeks to meet housing needs and create sustainable communities by setting out requirements for

	density, mix and affordable housing in new developments. It explains what factors development proposals must consider in residential areas, mixed use areas and those which are close to the airport. Policy provides guidance on new Gypsy and Traveller Sites and existing and new community facilities.
Retail Centres	Retail policy outlines the sequential testing approach which will be applied to all retail, commercial and leisure proposals according to the Hierarchy of Retail Centres. It addresses proposals in out-of-town centres, local shops and new development areas.
Natural Environment	This section addresses appropriate uses in the Green Belt, as well as the position on Green Space Network, Urban Green Space policy zonings and requirements for open space in new development. Other policies seek to protect trees, the coast and natural heritage from inappropriate development. It also addresses flooding and drainage, and access and recreation issues.
Using resources sustainably	Resources policy relates to the development of mineral resources and also sets out planning policies for new waste management facilities and requirements. It also addresses standards for low and zero carbon buildings and new energy developments for renewable and low carbon energy developments.

4.4 Site Allocations Considered in the Proposed LDP

The existing LDP has already allocated a significant area of land to accommodate housing and employment development up to 2030 consistent with the current Strategic Development Plan (SDP). This affects how the MIR deals with this issue.

Greenfield

The MIR identifies preferred greenfield sites, which include allocations to be rolled forward from the existing LDP as well as a small number of new options from 2013 development bids (see Appendix 4). There is a commitment to the development of sites contained in the Aberdeen Local Development Plan 2012, and the alternatives identified in this Main Issues Report would provide a land supply over and above the Strategic Development Plan requirements. Therefore, there is no numerical justification to support additional housing or employment allocations on greenfield sites. However, Council has instructed officers to consult on four new development bids for housing as Preferred Options for the MIR. A small number of preferred greenfield options have also been identified for other uses (garden centre, respite care home, solar farm). Where a site is preferred, but there are still some constraints to its development, mitigation measures have been identified.

Brownfield

The MIR also identifies preferred brownfield sites which include allocations to be rolled forward from the existing LDP as well as new options from 2013 development bids (see **Table 4.3: Summary of Greenfield and Brownfield Allocations and Alternatives**). There is broad support for brownfield development because these sites avoid the need to increase land take for development, they are located in the most sustainable locations and their reuse assists regeneration and supports existing services and facilities. Identifying new brownfield opportunities for housing, employment or other uses is consistent with the SDP. Therefore, development bids have been identified as alternative because they are constrained by significant planning or environmental factors. Where a site is preferred, but there are still some constraints to its development, mitigation measures have been identified.

Table 4.3: Summary of Greenfield and Brownfield Allocations and Alternatives

Allocated sites	Description	
Preferred greenfield sites	1.1	New greenfield allocations for the proposed LDP 2017-2035 which have been identified from the new Development Bids submitted during the pre-Main Issues Report consultation in June 2013 (Detailed assessments are at Appendix 4 Greenfield Sites)
	1.2	Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP 2017-2035. There is a need to reassess these sites within the context of the Main Issues Report. (Detailed assessments are at Appendix 4 Greenfield Sites)
Alternative greenfield sites	2.1	These are new Development Bids that have been rejected. The SDP does not require us to identify any more greenfield land for housing or employment. It may also be argued that these bids are beyond the capacity of the Strategic Development Plan to deliver in terms of the supporting infrastructure, environmental resources (e.g. water) environmental safeguards, mitigating and monitoring measures. For this reason the allocations are likely to have significant adverse effects on the environment cumulatively (See the assessments at Appendix 4 Greenfield Sites)
Preferred brownfield sites	2.2	New allocations for the proposed LDP 2017-2035 - which have been identified from the new Development Bids submitted during the pre-Main Issues Report consultation in June 2013 (Detailed assessments are at Appendix 5 Brownfield Sites)
	2.3	Existing allocations in the adopted LDP. These allocations are proposed to be carried forward into the proposed LDP

		2016-2035 . There is the need to reassess the sites within the context of the Main Issues Report (See assessments at Appendix 5 Brownfield Sites)
	2.4	These brownfield sites have been identified through internal discussions with stakeholders as being suitable specifically for retail development in the City Centre.
Alternative brownfield sites	3.1	These are new development bids 2013 rejected because of their adverse effects on the environment (Detailed assessments are at Appendix 5 Brownfield Sites)

5 Plan, Programme or Strategy Context

5.1 Relationship with other PPS and environmental objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS. **Table 5.1** summarises how the Aberdeen Local Development Plan affects, and is affected by, other relevant PPS and environmental protection objectives. Appendix A shows a more detailed analysis of each relevant PPS and its implications for the LDP.

Table 5.1: Other relevant PPS & environmental protective objectives of the LDP

	Name of Plan, Programme, Strategy or Environmental Protection Strategy
International Level	
Nature Conservation	
	The Habitats Directive 92/43/EEC
	The Birds Directive 2009/147/EC
	European Biodiversity Framework
Water	
	Water Framework Directive 2000/60/EC
	Nitrate Directive 91/43/EC
Waste	
	The Landfill Directive 99/31/EC
	The Waste Framework Directive 2008/98/EC
	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Climate Change	
	UN Framework Convention on Climate Change
	The Second European Climate Change Programme (currently in preparation)
National Level	
Overarching Planning Policy	
	National Planning Framework for Scotland 2 (NPF2) (2009)
	Scottish Planning Policy 2010

Cross- Sectoral	
	Scotland's National Transport Strategy (2006)
	Strategic Transport Projects Review (2009)
	The Government's Economic Strategy (2007)
	Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
	Natural Resource Productivity (2009)
	Getting the best from our land: A land use strategy for Scotland 2011
	Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
Air and Climate Change	
	Scottish Climate Change Delivery Plan (2009)
	UK Air Quality Strategy (2007)
	A Low Carbon Economic Strategy for Scotland (2010)
	Changing Our Ways- Scotland's Climate Change Programme (2006)
	Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006)
	Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies.
Heritage, Design and Regeneration	
	The Scottish Historic Environment Policy (SHEP 2011)
	The Planning (Listed Buildings and Conservation Areas) Act 1997
	Designing Places: A Policy Statement for Scotland (2001)
	Designing Streets: A Policy Statement for Scotland (2010)
	People and Place: A Policy Statement for Scotland (2006)
	Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape	
	The Scottish Soil Framework (2009)
	Scottish Landscape Forum: Scotland's Living Landscape (2007)
Homes, Population and Health	
	Homes Fit for the 21 st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
	All Our Futures: Planning for a Scotland with an Ageing Population (2007)
	Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
	Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
	Equality Act 2010
	Disability Discrimination Acts 1995 and 2005
	SEPA Report: Incineration of Waste and Reported Human Health Effects
	SEPA Report: The Impact of Health of Emissions to Air from Municipal Waste Incinerators
Natural Conservation	
	Wildlife and Countryside Act 1981 (as amended)
	The Nature Conservation (Scotland) Act 2004
	Scotland's Biodiversity Strategy- Its in your hands (2004)
	The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)

	The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
	Making the Links: Greenspace for a more successful and sustainable Scotland (2009)
Water	
	Water Environment (Controlled Activities) (Scotland) Regulations 2005
	Water Environment and Water Services (Scotland) Act 2003
	Flood Risk Management (Scotland) Act 2009
	River Basin Management Plan for Scotland (2009)
	Scottish Water Strategic Asset and Capacity Development Plan (2009)
	SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
	Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
Waste	
	Scotland's Zero Waste Plan (2010)
	SEPA Guidelines for Thermal Treatment of Municipal Waste
Marine and Coastal	
	Scottish Executive Marine and Coastal Strategy (2005)
	Upcoming: Marine (Scotland) Act 2010
	Our Seas- a Shared Resource. High Level Marine Objectives (2009)
Cross- Sector Guidance	
	PAN 60: Planning for Natural Heritage
	PAN 61: Planning and Sustainable Urban Drainage
	PAN 63: Waste Management Planning
	PAN 65: Planning and Open Space
	PAN 75: Transport and Planning
	PAN 76: New Residential Streets
	PAN 77: Designing Safer Places
	PAN 78: Inclusive Design
Regional Level	
Overarching Planning Policy	
	Aberdeen City and Shire Structure Plan 2009
	Aberdeen City and Shire Proposed Strategic Development Plan
Cross- Sectoral	
	Economic Growth Framework for North East Scotland
	The Economic Action Plan for Aberdeen City and Shire 2013-2018
	NESTRANS Regional Transport Strategy 2021 (2008)
Nature Conservation	
	North East of Scotland Local Biodiversity Action Plan
	Forest and Woodland Strategy for Aberdeenshire and Aberdeen
	River Dee Catchment Management Plan (2007)
Local Level	
	Draft Aberdeen Local Housing Strategy 2012-2017
	Aberdeen City Local Transport Strategy
	Aberdeen City Air Quality Action Plan

	Aberdeen Futures- Aberdeen Community Plan
	Aberdeen Forest and Woodland Strategy 2005
	Aberdeen Nature Conservation Strategy 2010-2015
	Open Space Audit and Strategy 2011-2016
	Aberdeen City Core Paths Plan
	Landscape Character Assessment of Aberdeen
	Contaminated Land Strategy
	Aberdeen City Council Waste Strategy

From the analysis of the relevant environmental protection objectives contained in these plans, programmes and strategies, the key points arising from this analysis are that the Local Development Plan should:

- Avoid adverse impacts on both statutory and non-statutory protected sites for natural heritage interests i.e. habitats, species, earth science interests and landscape interests
 - Internationally important Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the terms of the Conservation Regulations 1994
 - Nationally important Sites of Special Scientific Interest (SSSIs) notified under the terms of the Wildlife and Countryside Act 1981
 - Nationally important areas for landscape and visual amenity e.g. Designed Landscapes
 - Locally important wildlife sites e.g. Local Nature Reserves (LNRs) and Local Nature Conservation Sites.
- Ensure compliance with statutory provisions for statutory protected species and with regional biodiversity plans e.g.
 - EPS (e.g. otters and bats), Wildlife and Countryside Act schedule 1 species (e.g. golden eagle),
 - Wildlife and Countryside Act schedule 5 species (e.g. red squirrel and water vole),
 - the Protection of Badgers Act, and with objectives of North East Scotland Biodiversity Action Plan (e.g. aspen hover fly and wych elm)
- Promote biodiversity, maintain and restore natural habitats and habitat networks.
- Maintain and support landscape character and local distinctiveness.
- Promote the provision of access links to adjacent access routes e.g. core path network, or existing footpaths.
- Promote sustainable use of water and mitigate the effects of floods and droughts;
- Support strategies that help to limit or reduce the emissions of greenhouse gases;
- Encourage increased use of renewable energy resources and more efficient use energy and water
- Support strategies that help to limit or reduce the emissions of pollutants;
- Protect wildlife from disturbance, injury or intentional destruction;
- Promote good design, safe environment, clean environment and good quality services;

- Promote sustainable alternatives to car and reduce congestion traffic pollution through walking, cycling and the location of sports facilities;
- Promote economic growth, social inclusion, environmental improvement, health and safety;
- Promote strategies that do not degrade the coastal environment;
- Promote the economy, support the community and the public service;
- Set the framework for development consents for major sport facilities development;
- Help to promote protect and, where appropriate, enhance the historic environment;
- Seek to promote watercourses as valuable landscape features and wildlife habitats;
- Ensure that the water quality and good ecological status of the water framework directive are maintained.

5.2 Relevant aspects of the current state of the environment

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the PPS, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS. The detailed analysis of the baseline data is presented in Appendix B.

5.3 Likely evolution of the environment without the LDP

It is important to clarify that this is a review of the extant LDP adopted in February 2012 and that without review the current LDP would remain. With this in mind the likely evolution of the environment without the LDP is likely to focus on anything that is likely to change between the plans. There are also other PPS listed in **Table 5.2** under “Regional” and “Local”, for example the Aberdeen City and Shire Structure Plan 2009, Local Transport Strategy, the Draft Local Housing Strategy and the Core Paths Plan, which will involve physical development which will have environmental consequences; both positive and negative. It is envisaged that future changes to the environment are inevitable due to natural processes, but also due to human interventions that are unconnected with the LDP. The existing environmental problems described in the previous section would likely persist in the absence of an LDP.

Potential changes to the environmental baseline without the LDP are listed in Table 4.2 below.

Table 5.2: Potential Environmental Changes without the LDP

SEA Topic	Possible Changes without the Local Development Plan
Biodiversity, flora & fauna	The effects on biodiversity predicted due to the plan would not occur and adverse effects on biodiversity caused by other activities would remain. This includes the loss and fragmentation of habitats caused by unplanned development promoted by the Structure Plan and Local Development Plan.

SEA Topic	Possible Changes without the Local Development Plan
Landscape	Impacts on landscape character resulting from the plan are not expected to be significantly changed as the major greenfield allocations have been made in the 2012 Local Development Plan. There would be a greater risk of unplanned sporadic development affecting landscape character without an up-to-date Local Development Plan. Those impacts associated with proposals within other plans and human activities would remain.
Cultural Heritage	The effects on the historic environment. Impacts resulting from the LDP are not expected to be significantly changed as the 2012 Local Development Plan has identified the major development opportunities and has set the principles for development. There may be opportunities to enhance the policies on design and cultural heritage that would be lost without reviewing the Local Development Plan.
Air Quality & Climatic Factors	The current 2012 Local Development Plan has identified major allocations to 2030 and there are not anticipated to be any major changes. Without the review these allocations would remain and there would be no change. However, the review provides the opportunity to revise policies and proposals to reduce the environmental impact further, drawing on lessons learnt.
Water	Adverse effects on water quality would remain in the absence of the strategy. There is the opportunity to further refine policies on water to minimise the environmental impact. Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.
Population & Human Health	There is no change anticipated as a result of this Local Development Plan, although we may be looking at issues of noise in the review of the LDP, which do not feature in the current Plan.
Soil & Material Assets	The current 2012 Local Development Plan has identified major greenfield allocations to 2030 and there are not anticipated to be any major changes in these. Without the review these allocations would remain and there would be no changes to the impacts on soil. Opportunities for brownfield development will also continue to be identified, and this will provide further opportunities to clear contaminated land. Other PPS being implemented in the City, such as the Aberdeen Housing Strategy are likely to affect material assets and the soil.

5.4 Characteristics of Areas likely to be significantly affected

The analysis of the baseline information (**Appendix 2 Baseline Data, Targets and Trends affecting Aberdeen City**) indicates that the Local Development Plan is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designation. Although other areas may not be designated, the effects on those sites from the Plan could be

cumulative. Appendix 2.1 Air, Climate and Resources to Appendix 2.9 Material Assets contain sites which are most likely to be significantly affected.

5.5 Environmental problems

Environmental problems that affect the PPS were identified through discussions with sustainability officers, sports and culture officers; analysis of baseline data relevant to Aberdeen City and previous SEAs. Some of the problems relating to the City are taken up in the Core Paths Plan, and Aberdeen Local Housing Strategy. The main issues relevant to this strategy are summarised below.

Table 5.3: Environmental Problems relevant to the Local Development Plan

SEA topics	Environmental Problem	Implications for the Local Development Plan
Biodiversity (flora and fauna)	<ul style="list-style-type: none"> • Potential disturbance to protected species from new development • Potential loss of green space to develop housing and employment areas • Potential loss of green linkages and wildlife corridors • Pressure on sites designated for their international or national importance for nature conservation. This might be directly such as by loss of area, or indirectly such as by pollution. • Pressure on Local Nature Conservation Sites. This might be directly, such as loss of area, or indirectly such as by pollution. • Pressure on Protected Species from new development through disturbance or loss of resting places and habitats. Note EPS in the city also include harbour porpoise. • Loss of biodiversity action plan species and habitats as a result of new development. • Potential loss, fragmentation or inadequate supply of green networks and wildlife corridors as a result of new development. • Alteration in the management of green space as a result of new development. 	<p>The Local Development Plan should protect biodiversity through minimising the impact on protected and non protected designations and provide opportunities to enhance biodiversity.</p>

	<ul style="list-style-type: none"> • Introduction of alien species of animals or plants as a result of new development. 	
Air & Climatic factors	<ul style="list-style-type: none"> • Temporary release of particulate matter in constructing new development • Substantial energy consumption in new developments • Lack of renewable energy use in new developments • Continuing car dependence with high CO2 emissions • Coastal erosion, for example north of the mouth of the Don • Potential for flooding 	<p>The Local Development Plan should encourage the use of renewable energy sources and energy efficiency measures in buildings.</p> <p>The implementation of the strategy should minimise car dependence, air pollution and nuisance. There may be a need to consider flood defence and alleviation measures which will themselves have impacts on the environment.</p>
Soil	<ul style="list-style-type: none"> • Impact of run-off from hard surfaces and new development • Soil sealing and compaction arising from new development • Substances used in construction , cleaning and redevelopment could potentially contaminate the soil • Increase in the amount of waste arising from new development 	<p>The Local Development Plan should ensure that SUDS are delivered in new development.</p> <p>The implementation of developments should avoid soil contamination. The waste hierarchy should be promoted.</p>
Water	<ul style="list-style-type: none"> • Potential pollution from new developments, especially industrial areas • Disturbance to qualifying features in River Dee from new development • Increased need to abstract water during the construction of, and servicing new development • Flooding events are predicted to increase in frequency and severity due to the effects of climate change; consequently any future development below 5m datum is liable to flooding 	<p>The Local Development Plan should minimise water pollution and avoid disturbance to qualifying features of the River Dee.</p> <p>The implementation of the Local Development Plan should avoid the risk of flooding</p> <p>The implementation of the Local Development Plan should improve water quality and ensure sustainable use of water</p>
Landscape	<ul style="list-style-type: none"> • New development reducing public open space and green space in the 	<p>The Local Development Plan must ensure that</p>

	<p>City</p> <ul style="list-style-type: none"> • New development incompatible with the landscape character of the City • New developments harming landscape features • New development resulting in coalescence and urban sprawl • Poor settlement edge design which is not integrated into the landscape and development outwith the capacity of the landscape to accommodate it 	<p>playing fields and public open spaces are protected</p> <p>The Local Development Plan must take into account landscape setting when setting the allocations.</p>
Population and Human Health	<ul style="list-style-type: none"> • Development activities around certain parts of the City, declared air quality management areas, affecting people's health. • Inadequate provision of open space and sporting facilities; • Severance of links between residential areas and recreational sites limiting healthy sporting activities • Lack of family housing leading to a decline in the number of younger people • Changing demographics – loss of population and ageing population • Lack of affordable housing • Lack of provision for walking and cycling as a means of transport and for informal recreation. • Potential loss or inadequate supply of types of open space to new development. • Greenspace is often of a very poor quality/standard and often links poorly with existing greenspace beyond the area of any given development. 	<p>The Local Development Plan must recognise air quality management areas.</p> <p>The Local Development Plan should provide adequate sport facilities, open spaces, affordable housing and family housing.</p> <p>The Local Development Plan should take into account the needs of all sectors of society.</p>
Cultural Heritage	<ul style="list-style-type: none"> • New development can potentially impact on the setting of historical features as well as the features themselves. • Development activities can damage historical features 	<p>The Local Development Plan should protect and where appropriate enhance the historical environment. It should manage the conflict between modern</p>

		requirements and historic buildings.
Material Assets	<ul style="list-style-type: none"> • Lack of adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City • Lack of adequate infrastructure to accommodate the scale of housing proposed for the city • Limited use of recycled building materials • Lack of planned green networks within and connecting settlements 	The Local Development Plan should promote the development of assets.

6 Assessment, Mitigation and Monitoring

6.1 Alternatives to which SEA was applied

The SEA assessments set out the likely significant environmental effects arising from both the preferred and alternative components of the strategy, as set out in the Main Issues Report (summarised in Section 2). The scope of the assessment of the Main Issues Report sections are set out below and the full assessments can be found in **Appendices: PPS Context, Baseline & Assessments**. As a whole the Main Issues Report will have mixed effects on the environment. The following paragraphs summarise the reasons for selecting the preferred options in the Main Issues Report.

Vision

The vision has been taken from the Structure Plan, and appears unchanged in the Local Development Plan, which has been subject to SEA and there has not been a need to assess the vision in this Environmental Report.

Main issues

There are 14 brand new Main Issues which all have at least one alternative. These have all been subject to a full SEA assessment.

Appendix 6 Main Issues, and preferred options and alternatives have been identified on the basis of their planning and environmental merit, as informed by the SEA.

Greenfield Sites

In considering the greenfield allocations, it is anticipated that many allocated sites will be carried forward into the next plan with no change. The sites that have been selected fit with the spatial strategy in the Structure Plan and minimise the overall impact on the environment, as informed by the SEA. Where preferred site options result in a likely significant environmental effect, a requirement for mitigation has been highlighted. Overall there is a requirement to identify greenfield sites to accommodate 17,000 homes and 105 hectares of employment land and there is likely to be an environmental effect resulting from this.

The SDP does not require us to identify any further greenfield land for housing or employment uses and the vast majority of new development bids have been identified as alternative based on this justification. However, Council has instructed officers to consult on four new development bids for housing as Preferred Options for the MIR.

The sites within the current Local Development Plan have been subject to SEA and were selected as the most suitable sites for development. The alternative sites in some instances have a significant impact on the environment or do not fit with the spatial strategy and would be beyond the capacity of the SDP to deliver in terms of the supporting infrastructure, environmental resources (e.g. water), environmental safeguards, mitigating and monitoring measures. For this reason the alternative allocations are likely to have significant adverse effects on the environment cumulatively if allowed. However, the Main Issues Report identifies a limited number of preferred greenfield options for other uses: a garden centre, a respite care home and a solar farm. Allocations which have already have planning consent will not be assessed but are considered in the Cumulative Assessment

Brownfield Sites

We have identified as a preferred option brownfield sites for development. These sites include allocations to be rolled forward from the existing LDP, as well as new options from 2013 development bids. There is a broad support in the strategy for brownfield development because these sites avoid the need to increase land take for development and they are located in the most sustainable locations and their reuse assists regeneration and supports existing services and facilities. Identifying new brownfield opportunities for housing, employment or other uses is consistent with the SDP. Therefore, alternatives have been identified as such because they are not suitable in planning or environmental terms. Where a site is preferred, but there are still constraints to its development, mitigation measures have been identified.

Policies

There may be some minor updates to existing policy areas (those which are not the subject of a Main Issue), to provide extra clarification, further detail, corrections or technical updates. In the Main Issues Report, we are asking the question about whether anything needs to change.

We have not re-assessed the existing policies here. Their full assessment can be found in the previous Environmental Report for the 2012 LDP. Each individual policy will be fully reassessed at Proposed Plan stage when the final wording is settled- any changes (or brand new policies) will be taken into account at this stage and subject to as assessment.

Note on Habitats Regulations Appraisal

This Interim Environmental Report does not contain a Habitats Regulations Appraisal. We will be completing a full Appraisal for the LDP at a later stage, which will be incorporated into the Environmental Report for the Proposed Plan. This is because we do not yet know for certain which sites are going forward, and what the nature of the detailed proposals are likely to be. At Proposed Plan stage, we will be able to assess the effect of the Plan on European Sites more accurately and in more detail.

6.2 Framework for assessing environmental effects

We have assessed the main issues, policies and allocations considered under the Main Issues Report against SEA topics. We have predicted whether these effects are negative, positive, uncertain, mixed or neutral effects. We have further evaluated their significance on the receptors in relation to reversibility or irreversibility of effects, risks and duration (permanent, temporary, long-term, short-term and medium-term). We have also assessed cumulative effects in a separate table. Comments from the Consultation Authorities (SNH, SEPA and The Scottish Ministers (Historic Scotland)) have been taken into account regarding the methods, scope and level of detail in this Environmental Report. To help the assessment process and ensure consistency we set questions based on the SEA topics, the questions used are set out in **Table 6.1: Environmental Objectives and Questions**. Where we answered 'yes' to some or all of the questions, but the effect was not considered to be very significant, we gave a single minus in the score. Where we answered 'yes' to some or all of the questions, but the effect was considered to be very significant, we gave a double minus in the score.

Table 6.1: Environmental Objectives and Questions

SEA topic	Objective	Will the Aberdeen Local Development Plan...?
Biodiversity (flora and fauna)	Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.	Protect, provide and improve habitats to enhance biodiversity?
		Affect the conservation objectives of any international, national or locally designated site?
	Maintain and enhance the populations of protected	Result in any negative impacts or place pressure on the conservation objectives of the River Dee SAC?
		Affect populations of any protected species, their habitats and resting places or roosts?

	species, including European Protected Species, including protection of their resting places or roosts.	(Protected species include Otters, Bats, Red Squirrels, water Vole, Badgers and species in the North East Scotland Biodiversity Action Plan)
	Maintain or enhance existing green networks and improve connectivity/function and create new links where needed.	<p>Result in or provide opportunity for enhancement and expansion of green networks?</p> <p>Avoid habitat fragmentation and enhance habitat connectivity?</p> <p>Protect and enhance areas of existing trees, woodland and hedges?</p> <p>Seek to promote watercourses as valuable landscape features and wildlife habitats?</p>
Air	Limit or reduce the emissions of air-borne pollutants	<p>Result in the temporary release of particulate matter in constructing new development?</p> <p>Increase vehicle traffic increasing carbon footprint and negatively impacting on air quality?</p> <p>Impact on or be affected by the Air Quality Management Areas?</p>
Climatic factors	Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy	<p>Promote sustainable and active travel, reducing congestion and traffic pollution by promoting alternative to cars through walking, cycling and the location of facilities?</p> <p>Significantly increase energy consumption?</p> <p>Promote the use of renewable energy and the efficient use of energy and water?</p> <p>Result in the development of peat rich soils?</p>
	Reduce vulnerability to the effects of climate change on flood risk	Increase the area at risk from flooding, or result in increased flooding in other areas?
Soil	Reduce contamination, safeguard soil quantity and quality	<p>Cause soil sealing and compaction?</p> <p>Result in the release of substances during construction, cleaning or redevelopment</p>

		<p>that could potentially contaminate the soil?</p> <p>Ensure that possible contamination will be properly remediated and not impact upon sensitive receptors such as human health or the water environment?</p>
	Minimise waste production and amount of waste sent to landfill	Increase in the amount of waste produced?
Water	Promote sustainable use of water and mitigate the effects of floods and droughts	<p>Increase the need to abstract water during the construction of, and servicing new development?</p> <p>Increase the area at risk from flooding, or result in increased flooding in other areas?</p> <p>Increase the area vulnerable to the effects of changes in climate, including increased rainfall and extreme weather events?</p>
	Ensure that the water quality and good ecological status of the water framework directive are maintained.	<p>Result in the release of water-borne pollution into watercourses, groundwater or reservoirs?</p> <p>Increase the amount of surface water run off into water bodies?</p> <p>Increase development that physically impacts on a watercourse or the coastline?</p> <p>Allow or encourage connection to the public sewerage system?</p>
	Maintain water abstraction, run-off and recharge within carrying capacity	<p>Locate development in areas at risk from flooding?</p> <p>Ensure adequate space is provided for surface water drainage including SUDS to be implemented?</p>
Landscape	Maintain and support landscape character and local distinctiveness.	<p>Reduce public open space and green space in the City?</p> <p>Detract from or harm the landscape setting of the city?</p> <p>Impact on any landscape or geological features?</p> <p>Result in coalescence of settlements or urban sprawl?</p>

		Degrade the coastal environment?
Population	Promote economic growth, social Inclusion, environmental improvement, health and safety;	Provide a range of house types and sizes to support identified population needs? Support an aging population by providing appropriate type and location of housing, facilities and public transport? Deliver affordable housing?
Human Health	Protect and enhance human health	Allow development activities around certain parts of the City declared air quality management areas, affecting people's health?
	Retain and improve quality, quantity and connectivity of publicly accessible open space	Improve and make provision of open space and sporting facilities? Result in the severance of links between residential areas and recreational sites, limiting healthy sporting activities?
Cultural Heritage	Promote protect and, where appropriate, enhance the historic environment	Conserve and enhance historic buildings, archaeological sites, conservation areas? Impact on the landscape setting of Aberdeen or any historic features or sites?
Material Assets	Promote good design, safe environment, clean environment and good quality services	Provide adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City? Allow for the sustainable use of resources including waste and energy? Promote more sustainable waste facilities to divert it away from landfill? Provide suitable infrastructure: transport, education, health, water, waste management, sports, business, flood prevention and regeneration programmes? Ensure adequate space for kerbside collection or recycling facilities in new development?
	Protect and enhance outdoor access opportunities and access rights	Promote the provision of safe pedestrian access links? Provide improved access to natural and built assets?

		Remove or sever any core path or right of way?
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6.3 Cumulative Effect Assessment

Paragraph 6 (e) of Schedule 3, of the Environmental Assessment (Scotland) Act 2005 requires that we assess the likely significant effects on the environment, including secondary, cumulative and synergistic effects. We have assessed cumulative effects of the Main Issues Report taking into account the information available to us. In doing so have considered the evolution of the environment without the plan, environmental characteristics of areas likely to be significantly affected as well as the assessment undertaken for this Main Issues Report. In this report, we have assessed direct/indirect/secondary, time crowding, time lag, space crowding, cross-boundary, nibbling and synergistic effects in gauging cumulative effects. We have presented the detailed assessment in Appendix 7 Cumulative, Synergistic and Secondary Environmental Effects.

6.4 Proposed Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations will be made to prevent, reduce or compensate for the negative effects of implementing the strategy. The proposed framework to be adopted to mitigate significant environmental effects is Table 6.2. The individual assessments of the greenfield, brownfield and main issues also describe case-specific mitigation measures where relevant.

Table 6.2 Effects of Plan and Mitigation Measures

SEA Issue	Plan Impact	Mitigation Measures	When should mitigation be considered?	Who is responsible for undertaking the mitigation?
Biodiversity	Greenfield sites which fall within the River Dee catchment area may have a negative impact on the conservation objectives and biodiversity of the SAC due to pathway effects	Policy will require HRA Appropriate Assessment where a proposal is likely to affect the River Dee SAC, which will outline site specific mitigation measures. HRA will also trigger a requirement for EIA. This policy should be maintained in the next LDP. This measure is consistent with the mitigation identified by the SDP (EIA and HRA will be required through policy and conditions as appropriate).	When producing LDP policy and Supplementary Guidance; Through the Development Management process, including EIA and HRA as appropriate;	LDP Team; Development Management Team; Developers
	Greenfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee, which may have effects on the conservation objectives of the SAC.	Apply policy requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee. This should be introduced in the next LDP.	HRA of the LDP; Master Planning.	
	Development is not likely to maintain and enhance the populations of protected species which may be present, or their habitats and resting places unless required to do so through mitigation.	Policy will require Ecological Assessments to be completed where a development is likely to affect a designated site or protected species, with specific mitigation measures. Bat surveys will also be required where bats are suspected. This policy should be maintained in the next LDP. These measures are consistent with the mitigation identified by the SDP (LDP will have policies protecting the natural environment).		
	Development of greenfield sites provides an opportunity to enhance green networks and habitat networks,	Masterplanning of new developments will determine the location and extent of GSN in these areas. GSN policy will be applied so that proposals ensure habitat links are maintained and enhanced. This		

	but in developing a site there will be barriers created and some existing networks may be lost resulting in habitat fragmentation.	policy should be maintained in the next LDP. These measures are consistent with the mitigation identified by the SDP (LDP will consider the need to protect or enhance existing green networks).		
	Where present, proposals do not automatically protect and promote watercourses as being important areas for biodiversity.	Watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, opportunities to reinstate them as open watercourses will be explored, which would enhance their biodiversity value. These policies should be maintained in the next LDP.		
	Development of greenfield areas may result in the loss of trees, woodland, field margins and hedges.	Important areas of woodland will be zoned as Green Space Network. Apply policy presumption against all development that will lead to the loss or damage of established trees, which will be applied at planning application stage. Policy will require a Tree Protection Plan to be agreed before development commences. These policies should be maintained in the next LDP.		
	The development of a new harbour at Nigg Bay will have a significant temporary and permanent impact on part of the Balnagask to Cove Local Nature Conservation Site. Part of the bay is also a Site of Special Scientific Interest, mainly due to its geological interest, although the built proposals do not include this area. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon. These are qualifying species for the Moray Firth SAC and the River Dee SAC respectively.	A detailed Environmental Impact Assessment will require to be submitted by the proposer with specific mitigation measures outlined.		
Air	Development of a greenfield site is likely to increase traffic into the built up area and therefore have a long term impact negatively on air quality through vehicle emissions. In general, development does not increase the population directly	Apply air quality policy, which states that planning applications which have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed. This policy should be maintained in the next LDP.	When producing LDP policy and Supplementary Guidance; Through the DM and Planning Agreements	LDP Team; Development Management Team; Transport Team;

	affected by any Air Quality Management Area, which cover a very small area in Aberdeen.		processes;	Developers
	Additional traffic generated by new development may have a negative impact on existing Air Quality Management Areas.	Developer contributions will be sought towards public transport and roads infrastructure improvements to help mitigate the traffic impact, as outlined in Supplementary Guidance. This should be maintained in the next LDP.	Master Planning;	
		A Sustainable Urban Mobility Plan will be prepared for the City Centre to promote more sustainable modes of transport, reduce congestion and improve air quality in the City Centre. This should form part of the next LDP as Supplementary Guidance.	When producing the Local Transport Strategy, SUMP.	
Climate	The operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water.	Apply policy to require all new buildings to install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions against 2007 building standards. This policy should be maintained in the next LDP, with more ambitious targets.	When producing LDP policy and Supplementary Guidance;	LDP Team;
	There are areas around Aberdeen that are at risk from flooding and there are smaller watercourses that could result in a flood risk. As more land is developed in Aberdeen, there is greater pressure to build on sites that may be affected by flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures, particularly upstream.	Development will not be permitted in areas at risk of flooding or where it would increase the risk of flooding elsewhere. Through Masterplanning, any parts of sites at risk of flooding will be maintained as Green Space Network, with watercourses maintained as naturalised channels with riparian buffer strips.	Through the DM and Planning Agreements processes;	Development Management Team;
	Sites close to areas currently identified as being at risk of flooding on SEPA's flood maps may be vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events.	Flood Risk Assessments and Drainage Impact Assessments will be required, along with provision of SUDS where appropriate. Planning conditions will also require that watercourses are regularly maintained if appropriate. Any existing culverts will require to be restored if possible and appropriate. These policies should be maintained in the next LDP.	Master Planning;	Transport Team;
Development on green space may also	Policies requiring SUDS to be incorporated into all new developments will be applied in accordance with Supplementary Guidance on Flooding and Drainage. This policy should be maintained in the next LDP.	Through the production of Local Transport Strategy, SUMP.	Developers;	
	Specific sites for upstream flood prevention measures, such as retention basins will be identified in the LDP as appropriate. This should be included in the next LDP as Supplementary Guidance.		Building Standards;	
			Flood Team	

	increase surface water run-off, and increase vulnerability to flooding.	These measures are consistent with the mitigation identified in the SDP (LDP should have policies on flooding and drainage and SG on SUDS, DIA and Buffer Strips)		
	The housing and employment proposals the Main Issues Report are likely to lead to an increase in traffic movements and the Main Issues Report would have secondary impacts on climate as a result of this increased energy use. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield.	Apply policies in the Local Development Plan to encourage a modal shift to more sustainable modes of transport. Apply policies in the LDP which promote sustainable mixed communities with areas of high density housing to support local services and facilities, and reduce the need to travel. These policies should be maintained in the next LDP. These measures are consistent with the mitigation identified in the SDP (LDP will work to ensure sustainable mixed communities and higher densities).		
	<ul style="list-style-type: none"> Part of site B0307 is at risk of flooding. Development in this area will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures. 	Identify the part of the site at risk of flooding as Green Space Network designation in the plan, to be protected against development. The proposer has indicated this may be used as a naturalised sensory garden. This is consistent with the mitigation measures identified in the SDP (sites included in LDP should protect areas likely to be at risk of flooding).		
	<ul style="list-style-type: none"> Site OP25 Dubford is Flood risk category B and water courses are present on the site, meaning there is a potential negative impact water quality as a result of development and the site may be vulnerable to future changes in climate. 	Identify the area at risk of flooding as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> OP135 Woodside: the land to the north of the site is identified as being at risk of flooding on SEPA website. 	Following the Examination into the LDP, the Reporter concluded that, on the basis of the site topography, she was satisfied that that the proposed new housing areas are several metres above the river level. She concluded that flood risk to the site will merit some consideration as part of the Development Management process. It will also be dealt with through the requirement for a flood risk assessment and development will not be permitted on areas at risk of		

		flooding.		
	<ul style="list-style-type: none"> OP30 Rowett South is a flood risk category D site and it could be vulnerable to future climate changes. 	Identify the area at risk of flooding as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> Site OP26 Craibstone has watercourses running through the site, category B and D flood risk, and it could be vulnerable to future climate changes. 	Identify the area at risk of flooding as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> Site OP28 Rowett North is a Flood Risk Category B and D and may be vulnerable to the effects of climate change in future. 	Identify the area at risk of flooding as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> Site OP45 Greenferns is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate. 	Identify the area at risk of flooding as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> Site OP43 Maidencraig is a Flood Risk Category B and D and may have a negative impact on climate. 	The boundary of the site has been amended to reflect the area at risk from flooding.		
	<ul style="list-style-type: none"> Site OP42 West Huxterstone is a flood risk category D and may have a negative impact on climate. 	Identify the area at risk of flooding as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> There is a potential for flood risk on site OP51 Friarsfield. 	Identify the area at risk of flooding around the Cults Burn as Green Space Network designation in the plan, to be protected against development.		
	<ul style="list-style-type: none"> Site OP134 is adjacent to the Culter Burn and areas of the site are at risk from flooding and development may impact negatively on climate and water as a result of this. 	In a future planning application, the area around Culter Burn will not be permitted to be developed for a 'hard' use, but will be naturalised green space.		

Soil	<p>It is likely that soil quality, structure and morphology will be damaged by development.</p> <p>Redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p> <p>However, development may also result in the release of substances during construction that could potentially contaminate the soil.</p> <p>More development will also lead to increased waste generation (including construction waste), some of which is likely to be sent to landfill which pollutes the soil.</p>	<p>Where already-existing contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate. Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. These policies should be maintained in the next LDP.</p> <p>LDP will identify sites for new waste management facilities identified as necessary by the Council. Policies on construction waste will also be applied. This will help to reduce waste sent to landfill. These policies should be introduced into the next Local Development Plan. This measure is consistent with mitigation identified in the SDP (LDP will have a spatial framework for new waste facilities, and should have policies to make use of construction waste).</p>	<p>Through the Development Management process;</p> <p>EIA and other investigations required as appropriate</p>	<p>Development Management Team; Contaminated Land Officer; Developers</p>
Water	<p>The development of a greenfield site is likely to release water borne pollution into watercourses, groundwater and reservoirs if present.</p>	<p>The City Council will liaise with SEPA where there is the potential for the pollution of the water environment. Apply policies and Supplementary Guidance on Buffer Strips to protect and enhance water bodies. This measure is consistent with the mitigation identified by the SDP (future plans should have policies to improve the ecological status of water).</p>	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM and Planning Agreements processes;</p> <p>Master Planning;</p>	<p>LDP Team; Development Management Team; Transport Team; Developers; Building Standards; Flood Team; SEPA</p>
	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p>	<p>Apply policy requiring all new developments to install water-saving technologies. This policy should be introduced in the next LDP.</p>		
	<p>The development of a general greenfield site will avoid an increase in development that physically impacts upon a watercourse or coastline;</p>	<p>Apply policy presumption against excessive engineering or culverting, with natural treatment preferred where possible. This policy should be maintained in the next LDP.</p>		

	<p>however in some instances watercourses or coastlines may be impacted, this is highlighted in the general assessments.</p> <p>Aberdeen Harbour expansion will have an impact on the local coastal water environment.</p>	<p>A detailed Environmental Impact Assessment will require to be submitted by the proposer with specific mitigation measures outlined in this.</p>		
Landscape	<p>It is likely that development of a general greenfield site will have a permanent and negative affect on the landscape setting of the city. However, this may be particularly significant in some locations that are especially prominent across the whole city. Where relevant, this is highlighted in the individual assessments.</p> <p>Greenfield development is likely to have a negative affect on landscape features, setting and character, including any geological features which may be present.</p> <p>In general greenfield development has the potential to result in coalescence of settlements and/or urban sprawl. Development in the coastal area will impact on the undeveloped coastal environment.</p>	<p>Any sites which occupy an especially visible and prominent location within the context of the whole city will not be allocated. Landscape impact will be mitigated through screening or sensitive siting of buildings within the site where appropriate. Loss of consumption dykes will be minimised wherever possible through planning and design of the development. These policies should be maintained in the next LDP.</p>	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM Process;</p> <p>Liaison with Conservation Officer;</p> <p>Master planning Process</p>	<p>LDP Team;</p> <p>master planning, Design and Conservation Team</p>
Population	<p>LDP has the potential to impact positively on population by providing affordable housing and greater choice of housing types and sizes, as well as employment opportunities and community facilities.</p>	<p>Apply policy requiring a set percentage of affordable housing in every new development. This policy should be maintained in the next LDP, with provision to deliver greater numbers of affordable homes.</p> <p>Apply policy, through the Masterplanning process, to require larger developments accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands. This policy should be maintained in the next LDP.</p>	<p>When producing LDP policy and Supplementary Guidance;</p> <p>through the DM and Planning Agreements Process</p>	<p>LDP, DM and Planning Agreements teams</p>
H 3	<p>Greenfield development should</p>	<p>Apply policy to safeguard existing open space and make</p>	<p>When producing</p>	<p>LDP, DM and</p>

	safeguard the quantity and quality of existing open space and may also be required to make contributions towards the improvement of existing open space.	developments provide new for new open space as appropriate. This policy should be maintained in the next LDP. This measure is consistent with the mitigation identified in the SDP (LDP should have policies protecting open space).	LDP policy and Supplementary Guidance;	Planning Agreements teams; Environment team to provide advice
	Potential for the loss of green space as a result of development.	Permission will not be granted to use or redevelop any area of urban green space unless an equivalent and equally convenient and accessible area is laid out and made available in the locality for green space purposes. This policy should be maintained in the next LDP.	Through the DM and Planning Agreements Process;	
	Residential development close to Aberdeen Airport where noise levels are high could create an unacceptable environment where health is affected.	Policy states that residential development within the airport exclusion zone, or within certain noise levels, will not be permitted. This should be maintained in the next LDP.	master planning	
	Development of the whole site could result in the loss of existing sports pitches; as in the case of the following sites	<ul style="list-style-type: none"> OP135: Replacement sports pitches will be provided in an equally accessible and convenient location, according to policy which should be maintained in the next LDP. 		
<ul style="list-style-type: none"> OP21 Replacement sports pitches will be provided in an equally accessible and convenient location according to policy which should be maintained in the next LDP. 				
<ul style="list-style-type: none"> OP69 Dedicated pedestrian routes will be provided to the new football pitches. 				
Cultural Heritage	Development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places.	Proposals affecting Conservation Areas or Listed Buildings will require prior consent and will only be permitted where they comply with Policies protecting the historic environment.	When producing LDP policy and Supplementary Guidance;	LDP, DM master planning, Design and Conservation Teams; specifically conservation officer; tree officers
		Opportunities will be taken for new development to enhance the setting of any heritage assets present. This policy should be maintained in the next LDP.	Through the DM and Planning Agreements Process;	
		Where a site is deemed to be of archaeological interest, an archaeological survey will be required prior to development. This policy should be maintained in the next LDP.	master planning	
		Apply Architecture and Placemaking policy so that all new development will have due consideration for its setting. This policy should be maintained in the next LDP.		
Material	There may be an impact upon school rolls associated with new residential development. This may be either	Where there will be a negative impact on existing infrastructure, developer contributions will be required as appropriate. This policy should be maintained in the next LDP.	When producing LDP policy and Supplementary	LDP, DM, Planning

	<p>positive in terms of supporting schools with low rolls or negative in terms of placing extra demand for places on schools with limited capacity to accommodate them. Where relevant impacts are highlighted in the individual assessments.</p>		<p>Guidance; Through the DM and Planning Agreements Process;</p>	<p>Agreements teams</p>
	<p>Development may result in the loss of open spaces and areas of recreational value.</p>	<p>Apply policy requiring all new developments provide open space; and developer contributions will also be sought as appropriate, to enhance the quality of existing open spaces, as outlined in SG. This policy should be maintained in the next LDP.</p>	<p>master planning</p>	

6.5 Monitoring

Aberdeen City Council is required to monitor the significant environmental effects when the plan is implemented. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown in the Table 5.8 below. The monitoring data will be incorporated into the PPS

Table 6.2: Monitoring Plan

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Biodiversity	Impact on the qualifying features of the River Dee SAC	Dee catchment management plan		Remedial action should be considered if water quality deteriorates or there is a decrease in water resource.	Aberdeen City Council Environment Team, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Annually	A review of land allocations through the Local Development Plan Process Review of Supplementary Guidance on Natural Heritage should a quicker response be required
	Habitat fragmentation	Open Space Strategy and Greenspace Network reviews		When Local Nature Conservation Strategy indicates a negative impact on habitats and species as a result of development pressure	Aberdeen City Council Environment Team, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Open Space Strategy Annual Monitoring	Review of supplementary guidance on open space and greenspace network

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Number of and land area of designated sites Number of biodiversity action plan species and habitats	Local Nature Conservation Strategy North East Scotland Biodiversity Action Plan		When Local Nature Conservation Strategy indicates a negative impact on habitats and species as a result of development pressure	Aberdeen City Council Environment Team, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Annually	Review of Supplementary Guidance on Natural Heritage
Air	Nitrogen dioxide emissions Air quality (PM ₁₀)	Aberdeen City Council Local Air Quality Management: Progress Reports		When new Air Quality Management Areas are declared. Planning Applications Review of supplementary guidance on Air Quality	Environmental Health	As part of the Air Quality Action Plan or As and when is necessary	Review Supplementary Guidance on Air Quality
Climatic factors	Increase in resource use from new development, carbon footprint	Monitoring of new development emissions, Building Standards Sustainability labels	Currently limited information on the overall global footprint of Aberdeen	When planning applications are being approved contrary to Policies.	LDP Team , Building Standards and Development Management,	Annually	Review of supplementary guidance if developments are not achieving desired outcomes
	Increase in car use and energy consumption in new developments	Local Transport Strategy Monitoring of modal shift in transport modes		When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing.	LDP Team and Transportation	Annual monitoring report	

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Area at risk from flooding and new developments at risk from flooding	Flood Risk Management Plans	This is currently in preparation and is not available.	If the areas at risk from flooding change there is a need to review the spatial strategy	Aberdeen City, Council, SEPA	In a finalised Flood Risk Management Plan	Review allocations and flooding policies and the need for flood defences through the review of the Local Development Plan
Soil	contaminated land Meeting landfill allowance targets Soil erosion	Contaminated land strategy Aberdeen City Council Waste Strategy Flood monitoring data from SEPA.		If the number of contaminated sites/land increases If the level of biodegradable Municipal waste sent to landfill increases When flood events increase	Contaminated Land Unit, SEPA	As and when	Prepare or revise supplementary guidance.

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Water	<p>Impact on water quality of River Dee SAC</p> <p>Impact of development on Flooding</p> <p>Impact of development on water pollution</p> <p>Physical impact of development on water bodies and the coast</p>	<p>Dee catchment management plan</p> <p>SEPA flood monitoring and local authority flood monitoring data</p> <p>SNH on the impact on the qualifying interests of the River Dee SAC</p>		<p>When data from SEPA and SNH indicate potential pollution in the Dee</p> <p>When data indicates that there has been an increase in flood incidents action should be taken</p>	SEPA, SNH and Aberdeen City Council	As and when flood risk and pollution increases	<p>Review the action programme of the local development plan</p> <p>Review supplementary guidance on flooding and drainage</p>
Landscape	<p>Impact of development on visually prominent areas</p> <p>Development adversely affecting the landscape and townscape setting.</p>	<p>Landscape appraisal</p> <p>Public complaints</p>		<p>When landscape appraisal indicates a negative impact on landscape and townscape setting</p> <p>When there is a large amount of opposition to development</p>	Development Management and developers	Annually	Review land allocations and/or prepare supplementary guidance

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Loss of trees and landscape features	Information will be gained through the consultation responses to planning applications by the Council's Environment Team.	There is not currently any statistical data collected. This would not necessarily provide a good picture as replacement planting schemes will often be agreed.	If there is difficulty in implementing the policy to protect trees and landscape features then a review should be undertaken.	LDP Team and Environment Team	Local Development Plan Monitoring Statement	Review policy position or provide further advice or training for case officers and elected members.
Population	Increase in the range of house types and tenures	Housing land audit		When the plan is reviewed	LDP Team	Annually	Review Policies and allocations in ALDP and supplementary guidance
	Increase in the number of care homes built	Monitoring of planning applications		When the plan is reviewed	LDP Team	Annually	Review Policies and allocations in ALDP

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Cultural Heritage	<p>Impact on Archaeological remains on Greenfield sites</p> <p>Reduced numbers of historic buildings registered as 'at risk'</p> <p>The impact of development on listed buildings and conservation areas</p>	<p>Archaeology – number of excavations and remains found on sites</p> <p>Scottish Civic Trust Buildings at risk register for Scotland</p>		<p>When there is an increase in Archaeological remains being discovered</p> <p>When the number of buildings on the 'at risk' register remains static or increases</p>	Scottish Civic Trust and LDP Team, Archaeology and developers	Annually	Review of prepare supplementary guidance and revise land allocations
Material Assets	School capacities	School Roll Forecasts		Remedial action will have to be taken through the application process to take account of changes	Education, Development Management	Annually in School Roll Forecasts	Changes made to the requirements for infrastructure
	Quantity and quality of open space	Open Space Audit annual monitoring		Remedial action should be taken where there is a significant loss of open space as a result of new development	Environment Team	Annually in Open Space Audit Monitoring	Review the Supplementary Guidance on open space

7 Next Steps

7.1 Proposed Consultation Timescale

Aberdeen City Council will ensure an early and effective consultation on the different stages of the new Local Development Plan and the accompanying Environmental Report. In this connection, the minimum consultation period Aberdeen City Council intends to specify under Section 16(1)(b) and notify under Section 16(2)(a)(iv) is eight (8) weeks. We will be consulting for **10 weeks** between the 13 January and 24 March.

7.2 Anticipated Milestone

Table 6.1 shows the remaining steps needed for the SEA of Aberdeen Local Development Plan and how these steps would be carried out and described in the final environmental report.

Table 7.1 Proposed consultation timescale and methods

Expected time frame	Milestone	Comments
35 days	Consulting on the Scoping Report	Complete
3 weeks	Collating views on the Consultation and take the appropriate action on the Scoping Report and the plan as the result of the consultations	Complete
4 weeks	Finalise the Environmental Report	Complete
10 weeks	Consulting on the Environmental Report and the Main Issues Report	13 January to 24 March 2014
3 weeks	Collating views on the Consultation	
3 weeks	Take the appropriate action on the environmental report and the plan as the result of the consultations	
10 weeks	Consult on Proposed Plan and Revised Environmental Report	
2 weeks	Finalise the Revised Environmental Report following examination	
2 weeks	Publish Revised Environmental Report	
2 weeks	Take post-adoption measures	

8 Appendices: PPS Context, Baseline & Assessments

Appendix 1 - Links to other PPS & Environmental Protection Objectives

Name of PPS / Environmental protection objective	Main Requirements of the PPS	Implications of the PPS for Local Development Plan
INTERNATIONAL		
Nature Conservation		
The Habitats Directive	Protects habitats and species. Gives basis to classify SACs and SPAs	Strategies should ensure the protection of all wild, rare and vulnerable birds, their nests, eggs and habitats.
The Birds Directive	Protection of wild birds and their habitats	
European Biodiversity Framework	Promotes the conservation and sustainable use of biological diversity	The LDP should support the conservation and sustainable use of biological diversity
Water		
Water Framework Directive 2000/60/EC	Safeguard the sustainable use of surface water; transitional waters, coastal waters and groundwater. Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning.	The Local Development Plan should consider sustainable use of water and mitigate the effects of floods and droughts
The Nitrates Directive 91/43/EEC	Reduce water pollution caused or induced by nitrates from agricultural sources; and preventing further such pollution.	The spatial strategy should not increase water pollution caused or induced by nitrates from point source pollution sources.
Waste		
The Landfill Directive 99/31/EC	Sets a framework for waste management and sets out demanding targets to reduce the amount of biodegradable municipal landfilled up to 2020.	The Plan should reflect the needs of the Landfill Directive, including the infrastructure required to meet the municipal biodegradable waste targets to 2020.

The Waste Framework Directive 2006/12/EC	Requires the planning system to: <ul style="list-style-type: none"> • Provide policies and sites for waste disposal. • Recover or dispose of waste without endangering human health and without processes or methods which could harm the environment. • Liaison between planning authorities and SEPA. Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste.	The Plan should identify suitable locations for large-scale waste management facilities to meet the Directive (and Landfill Directive and Area Waste Plan) whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast.
Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)	Describes the ways in which waste management can be improved; limiting the production of waste and promoting the recycling, reuse and recovery of waste.	
Climate Change		
UN Framework Convention on Climate Change	Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It recognizes that the climate system is a shared resource whose stability can be affected by industrial and other emissions of carbon dioxide and other greenhouse gases.	
The Second European Climate Change Programme	Will be exploring further cost-effective options for reducing greenhouse gas emissions through a series of Working Groups	
NATIONAL		
Overarching Planning Policy		
National Planning Framework for Scotland 2 (2004)	Promotes the development of City Regions Facilitates the regeneration of socially disadvantaged areas. Facilitates the implementation of sustainable transport and other key infrastructure. Development of skills and the knowledge economy (accessibility). Encourages environmental stewardship.	The Plan should take account of the spatial and environmental issues set out in the NPF, such as: promoting the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & ensuring land required to meet the city region's needs (e.g. infrastructure and affordable housing) is delivered.
Scottish Planning Policy (2010)	Identifies the Scottish Government's central purpose at sustainable economic growth. SPP sets out the main	LDP policies on topic areas must accord with the national policies set out by SPP.

	purpose and tasks of the planning system and national policies across all policy sectors.	
Cross-Sectoral		
Scotland's National Transport Strategy (2006)	Sets out a long- term vision for transport, identifies reduction of emissions, improved quality, accessibility and affordable as key aims.	The LDP should seek to integrate with the aims of strategies. It should reduce the need to use private transport and assist in the reduction of emissions.
Strategic Transport Projects Review (2009)	Sets out recommendations for land-based strategic transport interventions in Scotland's national transport network from 2012	Although the LDP is not tasked with delivering the interventions set out in this document, but should have regard to the strategic aims it has for the future of Scotland's transport system.
The Government Economic Strategy (2007)	Identifies strategic priorities critical to achieving sustainable economic growth.	LDP should support sustainable economic growth whilst meeting the differing needs of a diverse population.
Choosing Our Future: Scotland's Sustainable Development Strategy (2007)	It highlights the need to build a sustainable future taking account of public well-being (e.g. quality of life, food, economic opportunities), travel, natural resources and waste.	It should aim to conserve Scotland's biodiversity whilst reducing resource depletion and encouraging responsible use of our natural resources. Consider objectives (and policies) that will lead to sustainable communities.
Natural Resource Productivity (2009)	Sets out a vision for the future direction of agriculture in Scotland in a way which is sustainable but delivers the maximum economic and public benefit.	SDP should consider the impact on Scottish agriculture when considering its strategy or development proposals.
Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)	Sets out the delivery plan for achieving significant investment in transport, education, health, water, waste management, sports, business, flood prevention and regeneration programmes in Scotland.	The AWPR is a major investment programme for Aberdeen. Aberdeen will also receive £11.5m from the Cities Growth Fund to support its City-Vision, which focuses on diversification, international competitiveness, skills, infrastructure and cultural assets. Projects include £1.5m for a new Energy Futures Centre and renewables development, £1.5m for urban public realm improvements, £1.6m for a development company, £1.5m for sports development and £1m for an arts fund.
Air and Climate Change		

Scottish Climate Change Delivery Plan (2009)	Sets out high level measures required to meet Scotland's statutory climate change targets to 2020.	LDP should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation.
UK Air Quality Strategy (2007)	Seeks to "render polluting emissions harmless". Sets objectives for protecting human health to be included in regulations for the purposes of Local Air Quality Management relating to concentrations of, amongst others, carbon monoxide, lead, nitrogen dioxide, ozone and particulates.	The Local Development Plan should improve local air quality
A Low Carbon Economic Strategy for Scotland	Sets out the Scottish Government's plans to move towards a low carbon economy in Scotland.	The SDP must contribute to the promotion of development which helps to reduce Scotland's carbon footprint and help meet carbon saving targets for Scotland.
Changing Our Ways- Scotland's Climate Change Programme (2006)	Provides a national interpretation of broader climate change objectives	Places duties on public bodies to contribute to the delivery of the targets set in the Climate Change (Scotland) Act 2006.
Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006)	Sets out measures to reduce emissions in every sector of the economy, through a variety of different actions.	
Scottish Government Online Renewables Advice (Replaces PAN 45)	Planning advice on different renewable technologies is provided e.g. wind turbines, hydro schemes, energy from waste and photovoltaics.	These provide suggested areas of focus for planning authorities when writing Policy and Supplementary Guidance on different renewable technologies, and outline the opportunities to promote renewables within the different stages of the planning process.
Heritage, Design and Regeneration		
The Scottish Historic Environment Policy (2009)	Provides a framework for more detailed strategic and operational policies for managing the historic environment	The plan should promote the management of the historic environment in a sustainable way which avoids adverse impacts as a result of new development.
Scottish Historic Environment	<ul style="list-style-type: none"> • Is the overarching policy statement for the historic 	The Plan should take account of the vision statements in the

Policies (December 2011)	<p>environment, covering all types of designations and consents.</p> <ul style="list-style-type: none"> • It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment. • They are intended to sit alongside and complement the Scottish Planning Policy series and other relevant Ministerial policy documents. 	SHEP by managing the historic environment in a sustainable way.
The Planning (Listed Buildings and Conservation Areas) Act 1997	Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
Designing Places: A Policy Statement for Scotland (2009) Designing Streets: A Policy Statement for Scotland (2010)	<p>Development plans should:</p> <ul style="list-style-type: none"> • set out the council's distinctive vision for how its area will develop. It should summarise its appraisals of the most important features of the area's character and identity. • have effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance; and • explain how the plan's priorities are distinctly different from those of other places, and not just say that the council is committed to good design, or that development should respect its context. 	The plan should set out concisely the local authorities' priorities in relation to design, including new street design, leaving the detail to be provided in SG.
Scottish Executive (2006) People and Place: Regeneration Policy Statement	Sets out a forward looking strategic framework and priorities for regeneration in Scotland encouraging proactive and integrated approaches.	The plan should take account of changing regeneration priorities and provide support where possible.
Scottish Government: Green Infrastructure, Design and Placemaking (2011)	Provides advice on incorporating principles and elements of 'green infrastructure' into new and existing developments.	<p>Local Development Plans can:</p> <p>Set out the spatial strategy – detailed locations of the green network</p> <ul style="list-style-type: none"> • set out a hierarchy of spaces in the green network

		<ul style="list-style-type: none"> • identify areas where actions could strengthen the green network or enhance links • Policies can support incorporation of green infrastructure in the design of new places • set development aspirations • Promote a masterplanning approach
Landscape and Soil		
The Scottish Soil Framework (2009)	Promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. Protection of soil as an asset- for the future of the Scottish economy as well as a contributor to challenges of climate change.	The LDP should promote the sustainable management of soils.
Scottish Landscape Forum' (2007) Scotland's living landscapes	The Scottish Landscape Forum has published a report entitled <i>Scotland's Living Landscapes – places for people</i> . It considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan.	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes
Homes, Population and Health		
Homes Fit for the 21 st Century: The Scottish Government's Strategy and Action Plan for Housing in the next Decade (Scottish Housing Strategy)	Key aims: to increase the effective supply of housing across all tenures and to increase flexibility and choice within the system, and improve homes and neighbourhoods.	LDP must support Scotland's Housing Strategy and the Aberdeen Local Housing Strategy by ensuring there is enough land for housing.
All Our Futures: Planning for a Scotland with an Ageing Population (2007)	Provides a strategic approach which considers how best to respond to and plan for a Scotland with an ageing population.	The LDP should consider the housing and other needs of an ageing population.
Reaching Higher- Building on the Success of Sport 21	Is the national strategy for sport in Scotland and sets out the long-term aims and objectives for sport until 2020 and plans for its delivery and evaluation.	The Plan should contribute to implementing the strategy.

	<p>It has been produced following a scheduled review of <i>Sport 21: 2003-2007</i>. The strategy maintains a vision of Scotland as:</p> <ul style="list-style-type: none"> • a country achieving and sustaining world class performances in sport; • a country where sport is more widely available to all; and • a country where sporting talent is recognised and nurtured. 	
Let's Make Scotland More Active: A Strategy for Physical Activity (2003)	Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.	The LDP should promote physical activities.
Equalities Act	Sets out a framework which prevents individuals from unfair treatment and promotes a more equal society.	The LDP should build the needs of people with protected characteristics into its strategic actions.
Disability Discrimination Acts 1995 & 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	The Local Development Plan should build the needs of disabled persons into its strategic actions
SEPA Report: Incineration of Waste and Reported Human Health Effects (2009) SEPA Report: The Impact on Health of Emissions to Air from Municipal Waste Incinerators.	Aims to improve the regulation of the thermal waste treatment facilities by considering scientific studies on the health effects associated with the incineration of waste.	The recommendations made by the report include that planning controls should ensure that new waste incinerators are not located within the locality of existing facilities of this type. Site selection should also take into account proximity of residential and employment areas, and exposure to sensitive ecosystems.
Nature Conservation		
Wildlife and Countryside Act 1981 (as amended)	Gives protection to listed species from disturbance, injury intentional destruction or sale.	The Local Development Plan should protect wildlife from disturbance, injury and intentional destruction

<p>The Nature Conservation (Scotland) Act 2004</p>	<p>Sets out a series of measures, which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity.</p>	<p>The Local Development Plan should promote and protect biodiversity</p>
<p>Scotland's Biodiversity Strategy-Its in Your Hands (2004)</p>	<p>Is a 25 year strategy, which sets out a vision for the future health of Scotland's biodiversity to 2030. It highlights the need to:</p> <ul style="list-style-type: none"> • look at the bigger picture: reconnecting and extending habitats and reducing barriers; • think in terms of landscapes and ecosystems (not just in terms of species and habitats), which it says can be better delivered through strategic planning; and encourage more engagement with people in biodiversity conservation. 	<p>The Plan's strategy needs to:</p> <ul style="list-style-type: none"> • ensure the protection and conservation of biodiversity; • to assist in reversing the decline of important species and habitats; and to maximise habitat linkage in both urban and rural areas and minimise further fragmentation.
<p>The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)</p> <p>The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007</p>	<p>These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the:</p> <ul style="list-style-type: none"> • designation and protection of 'European sites' (e.g. SACs); • protection of 'European protected species' from deliberate harm; and • adaptation of planning and other controls for the protection of European sites. <p>The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).</p> <p>The amended Regulations:</p> <ul style="list-style-type: none"> • simplifies the species protection regime to better reflect the Habitats Directive; • provides a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughens the regime on trading EPS that are not native to the UK 	<p>The plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.</p> <p>An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.</p>

	ensures that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit.	
Making the Links: Greenspace for a more successful and sustainable Scotland' (2009)	Sets out the key actions that are needed to ensure that greenspace delivers for people, communities and places across the whole of urban Scotland.	The SDP should take account of the actions required to deliver quality greenspace to shape better places and increase quality of life for those working and living in the SDP area.
Water		
Water Environment and Water Services (Scotland) Act 2003	Ensures that all human activity that can have a harmful impact on water is controlled.	The plan should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.
Water Environment (Controlled Activities) (Scotland) Regulations 2005	<p>Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC).</p> <ul style="list-style-type: none"> • Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. 	Same as above.
Flood Risk Management (Scotland) Act 2009	Creates a framework in which organisations involved in flood risk management can co-ordinate actions to deliver sustainable and modern approaches to flood risk management.	The LDP should not create flood risks (from the sea or rivers) and should actively promote sustainable flood risk management.
River Basin Management Plan for Scotland (2009)	Details the strategy and requirements for River Basin Management Planning in Scotland	The LDP should not conflict with River Basin Management Plans for the area (River Dee)
Scottish Water Strategic Asset and Capacity Development Plan (2009)	Provides a description of Scottish Waters processes and systems for calculating capacity available, at waste/ water treatment works in Scotland.	The Local Development Plan should take into account existing infrastructure and provide for new infrastructure if required.
SEPA (2003) Groundwater	To protect groundwater quality by minimising the risks	The spatial strategy should not adversely affect ground water

Protection Policy for Scotland: Environmental Policy	posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	supplies, principally from water abstraction and point source pollution.
Waste		
Scotland's Zero Waste Plan (2010)	The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a zero waste Scotland. The plan proposes targets for Scotland's waste	The LDP should have regard to the Scottish Governments targets for 70% of all waste to be recycled by 2025. The Scottish Gov also intends to establish sector specific programmes of work to deliver the Zero Waste Plan.
SEPA Guidelines for Thermal Treatment of Municipal Waste	Aims to promote the use of energy from waste as part of an integrated network of facilities to ensure that energy from waste is recovered efficiently.	The guidelines should be used in assessing and determining applications for thermal treatment facilities. It covers guidance on the proximity principle, capacity and need, site selection, the recovery of heat and power and SEPA's role as a planning consultee.
Marine and Coastal		
Scottish Executive Marine & Coastal Strategy (2005)	<ul style="list-style-type: none"> • To enhance and conserve the overall quality of the coasts and seas, their natural processes and their biodiversity. • To integrate environment and biodiversity considerations into the management of marine activities. • To promote wider public awareness, on the value of the marine and coastal environments and the pressures on them. • To identify means of working with natural processes to protect against coastal flooding and to maintain inter-tidal and coastal habitats of importance for biodiversity. 	Promote objectives that promote clean, safe, healthy and productive coastal and water environments.
Marine (Scotland) Bill 2010 UK Marine Policy Statement	<p>Expresses outcomes for the UK marine area and underpins the development of the joint Marine Policy Statement (MPS) guides development of national and regional marine plans.</p> <p>The MPS builds and expands upon 'Our Seas - a Shared Resource. High Level Marine Objectives (2009)' and provides a framework which will help balance competing demands on Scotland's seas and introduces duties for</p>	Although the LDP is not tasked directly with delivering Marine Plans or the High Level Marine Objectives, the LDP should support them.

	sustainable development, protection and enhancement of marine areas, mitigation of and adaptation to climate change, marine planning and conservation and measures to encourage economic investment.	
National Planning Advice & Guidance		
PAN 60: Planning for Natural Heritage	Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and understanding of Scotland's natural environment. Encourages developers and planning authorities to be positive and creative in addressing natural heritage issues	The Local Development Plan should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.
PAN 61 Planning & sustainable urban drainage	Describes how the planning system has a central co-ordinating role in getting SUDS accepted as a normal part of the development process. In implementing SUDS on the ground, planners are central in the development control process, from pre-application discussions through to decisions, in bringing together the parties and guiding them to solutions which can make a significant contribution to sustainable development	The Local Development Plan should consider the role of sustainable urban drainage
PAN 63 Waste Management Planning	Ensures that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities Enables planning authorities to implement the emerging and future Area Waste Plans Provides a basis for more informed consideration of development proposals for waste management facilities Provides developers seeking planning permission for waste management facilities with advice on the issues taken into consideration when determining applications.	The Local Development Plan should promote integrated waste management
PAN 65: Planning and Open Space	Raise the profile of open space as a planning issue Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces Sets out how local authorities can prepare open space	The Local Development Plan should promote conservation and environment protection

	strategies and gives examples of good practice in providing, managing and maintaining open spaces	
PAN 75 Transport and Planning	Provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery. Creates greater awareness of how linkages between planning and transport can be managed. Highlights the roles of different bodies and professions in the process and points to other sources of information.	The Local Development Plan should promote the use of existing transportation networks and develop new cycling and walking alternatives.
PAN 76 New Residential Streets.	Aims at creating attractive, safe residential environments, which reflect the needs of people, rather than cars. Requires that street design should reflect local character, be appropriate to the built form and linked to surrounding areas by direct pedestrian, cycle and car routes; that the character of the street should be determined by space requirements of people and vehicles, street furniture should fit with its surroundings and streets should use high quality materials, be well maintained and may employ signage to reinforce its sense of place; and that streets should provide easy movement within and beyond the site, street design itself should be used to limit traffic speed and home zones, prioritising pedestrian and cycle needs over car users, should be considered for residential streets.	The Local Development Plan should safeguard safe and high standard design of streets
PAN 77 Designing safer places	Highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behaviour. Aims to ensure that new development can be located and designed in a way that deters such behaviour as poorly designed surroundings can create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs.	The Local Development Plan should safeguard safety
PAN 78 Inclusive Design	Seeks to deliver high standards of design in development and redevelopment projects; and widens the user group	The Local Development Plan should promote high standard of design

	that an environment is designed for. Makes is a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation.	
REGIONAL		
Overarching Planning Policy		
Aberdeen & Aberdeenshire Structure Plan 2001-2016	Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East. Sets the strategic context for Aberdeen City Local Plan which in turn set the framework for land use development	The Local Development Plan should support the vision and spatial strategy of the Structure Plan, and should support its objectives of economic growth, population growth, high quality environment, sustainable mixed communities and accessibility
Proposed Aberdeen City and Shire Strategic Development Plan (2013)	Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East. Sets the strategic context for Aberdeen City Local Plan which in turn set the framework for land use development.	The Local Development Plan should support the vision and spatial strategy of the Structure Plan, and should support its objectives of economic growth, population growth, high quality environment, sustainable mixed communities and accessibility
Cross-Sectoral		
Economic Growth Framework for North East Scotland	Sets the context for economic prosperity which will in turn drive sports development Promote sustainable economic growth; sustainable competitiveness and inclusive communities	The Local Development Plan should support sustainable economic growth
Economic Action Plan for Aberdeen City and Shire 2008	Sets out a 5 year life plan identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire.	The LDP should support sustainable economic growth.
Regional Transport Strategy (RTS),	Sets the long-term framework to improve the transport network in the North East, including: <ul style="list-style-type: none"> • integrating land use and transportation; • creating a long-term sustainable framework; • providing communities with a choice of means of travel and improving people's access to jobs; • improving air quality both locally and globally; • improving external links to the area by rail, road, sea and air; and • integrating different modes of transport to provide seamless interchange. 	The Plan should contribute to meeting the MTS, which ends in 2011 and the future Regional Transport Strategy, which will extend to 2021.

Nature Conservation		
North East of Scotland Local Biodiversity Action Plan	Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships; Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.	The Local Development Plan should promote and protect biodiversity.
Forest and Woodland Strategy for Aberdeenshire and Aberdeen Implements the <i>Forests for Scotland – The Scottish Forestry Strategy</i> , (Scottish Executive, 2000)	The Strategy provides a framework for woodland development and management, and aims to: <ul style="list-style-type: none"> • ensure the sustainable management of the woodlands and forests; • contribute to the local economy; • provide opportunities for recreation and tourism; and • protect and enhance biodiversity and the environment. This means encouraging multi-benefit forestry in new planting and through re-structuring, balancing forestry against other land uses, protecting sensitive areas and identifying priority areas for expansion of a variety of forest and woodland types.	Although the Plan does not need to conform to the Strategy, as it is a management tool, the Plan can ensure that new development does not conflict with forest and woodland priorities (e.g. sustaining ancient woodlands, enhancing popular recreation areas, and linking wildlife corridors).
River Dee Catchment Management Plan	<ul style="list-style-type: none"> • Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. • Identifies key issues and puts forward potential solutions through a series of actions. 	The Plan should contribute to delivering the actions proposed in the Catchment Management Plan
LOCAL		
Draft Aberdeen Local Housing Strategy 2012-2017	The LHS sets the strategic direction for housing in the city over the next five years. The LHS takes into regard Aberdeen City and the Aberdeen Housing Market Area (AHMA) providing scope for joint working on some issues with Aberdeenshire Council.	The Plan should contribute to delivering both Aberdeen's and Aberdeenshire's LHS in terms of provision of land, need, tenure, affordability, location, and reducing deprivation.
Aberdeen City Local Transport Strategy	Makes the Local Development Plan to take full account of the environment, social and economic implications of	The Local Development Plan should support sustainability, environment protection, accessibility and safety and reduce

	transport; Promotes the maximisation of accessibility for all to services and jobs; efficient resource use, as well as safety in delivering transportation	social exclusion.
Aberdeen City Air Quality Action Plan	To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM ₁₀) through short, medium and long term infrastructure and other projects.	The Plan should contribute to delivering the actions proposed in the Action Plan in order to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously.
Aberdeen Futures – Aberdeen Community Plan	Stresses access to services of a high quality that meet their needs; seeks to make Aberdeen an attractive, clean, healthy and safe place to live; promotes Aberdeen as a forward looking city that recognises its heritage and its internationally recognised institutions and services; and seeks to give Aberdeen a strong, positive image of itself both nationally and internationally.	The Local Development Plan should support accessibility, health, safety, and the environment
Aberdeen City Nature Conservation Strategy 2010-2015	Aims to control and maintain remaining natural habitats and associated wildlife through the identification of designated sites and additional non-statutory sites. This will benefit both biodiversity and the citizens that live, work and visit the City of Aberdeen.	The Local Development Plan should promote biodiversity
Open Space Audit and Strategy 2011-2016	This Strategy sets out a strategic vision, aims and objectives for open space in Aberdeen. Its main purpose is to ensure the city has enough accessible and good quality open space. The Strategy is based on the findings of the Aberdeen Open Space Audit 2010.	Ensure that the LDP incorporates the findings of the audit and supports the aims of the strategy.
Aberdeen City Core Paths Plan	Core Paths Plans are required under the Land Reform (Scotland) Act 2003 for each council area <i>sufficient for the purpose of giving the public reasonable access throughout their area</i> . They set out the core paths network. The Plans are developed in consultation with local communities, user groups, land managers and other stakeholders. Drafts are expected in 2008. Their aims include: <ul style="list-style-type: none"> • connecting residential areas, green-spaces, amenities, other attractions and the wider countryside; 	The plan should support the aims of the Core Paths Plans.

	<ul style="list-style-type: none"> • forming a basic, safe framework for outdoor recreation and sustainable and active travel; • assisting people to lead healthier lifestyles; • promoting environmental protection and foster the development of a more sustainable city; and • being well integrated in policy and usage terms, encouraging access opportunities for all. 	
Landscape Character Assessment of Aberdeen.	Seeks to maintain a balance between landform, geology, ecology, and vegetation despite human influences. Encourages development in existing settlements; avoiding coalescence between settlements and discouraging isolated development in the open countryside unless it is clearly identified in development plan	The Local Development Plan should take account of landscape character and promote good landscape designs
Aberdeen Contaminated Land Inspection Strategy (2001)	The Contaminated Land Strategy sets out how local authorities deal with potentially contaminated land.	Unknown at present.
Aberdeen City Council Waste Strategy	Provides a framework for encouraging waste reduction and then ensuring we get value from all our waste through recycling, composting or other organic treatment and finally by developing high efficiency combined heat and power production from the remaining mixed waste.	The waste strategy identifies the planning system as a major means of achieving infrastructure delivery for all wastes produced in the city. Local planning processes must ensure that current and future waste management requirements are met. They should also facilitate the development of CHP schemes.

Appendix 2 Baseline Data, Targets and Trends affecting Aberdeen City

Appendix 2.1 Air, Climate and Resources

SEA Indicator	Quantified information- Aberdeen City	Comparators and targets- Aberdeenshire, North East and Scotland	Trends	Issues/constraints	Data source(s)
Natural Resources Consumption (footprint)	Aberdeen City's annual global footprint: Total: 5.73gha/per	Aberdeenshire's annual global footprint - in global hectares per person (gha/p)	Both Aberdeenshire and Aberdeen City's global footprint is higher	Energy is the largest contributor to Aberdeen City and Shire's Global Footprint and indicates	North East Global Footprint Project http://www.scotlandsfootprint.org/the-project/north-east.php

	<p>Energy and Consumption: 1.14gha (20%) Food and Drink 1.07gha/p(19%) Land Travel: 0.81ha/p (14%) Other: 2.7gha/p (48%)</p> <p>Scotland's annual global footprint: Total: 5.37gha/per</p>	<p>Total: 5.60gha/p Energy Consumption: 1.09gha/p (19%)</p> <p>Food and drink: 1.11gha/p (20%)</p> <p>Land Travel: 0.74ha/p (13%)</p> <p>Other (Government, capital investment, holiday activities, consumables, services and sports), 2.7gha/p (48%)</p>	<p>than the Scottish average.</p> <p>The main contributors to the NE's global footprint are energy consumption, food and drink and land travel.</p>	<p>high energy consumption associated with domestic fuels like gas, oil, electricity and other fuels.</p> <p>Sustainable transport is a key issue in both Aberdeen City and Shire, as it contributes 14% and 13% to global footprint respectively.</p> <p>Aberdeen consumes more resources per person than any other Scottish city, and it has the largest footprint in Scotland which cannot be sustained in the long-term.</p>	<p>Aberdeen City Council and Aberdeenshire Council (2006) Scotland's Global Footprint Project – Reduction Report for North East Scotland Global Footprint Project, Joint Global Footprint Co-ordinator, Aberdeen City Council</p>
<p>Total CO₂ emissions (kt)</p>	<p>Aberdeen City 2007 - 1,772.72 2008 - 1,761.38 2009 - 1,583.95 2010 - 1,660.35</p>	<p>Aberdeenshire 2007 - 2,391.21 2008 - 2,518.62 2009 - 2,335.33 2010 - 2,344.17</p>	<p>Continues to fluctuate in the medium term.</p>	<p>Energy is the biggest contributor to Aberdeen's CO₂ emissions.</p> <p>Industry and Commercial Electricity: 428 kt. Domestic Gas: 297kt Domestic Electricity: 243kt Road Transport (Minor roads): 161kt Road Transport (A Roads): 137kt Industrial and Commercial other uses: 97kt</p>	<p>DECC Data dated 23/08/2012</p> <p>National Atmospheric Emissions Inventory: http://naei.defra.gov.uk/data/local-authority-co2-map</p>

				<p>Industry and Commercial Gas: 191kt Large Industrial Installations: 69kt Domestic Other Fuels: 13kt Agricultural combustion: 3kt Railways: 3kt Other: 18</p> <p>New development should consider energy efficiency as an issue. Increased travel, inefficient old housing stock. More housing and dependence on fossil fuels are also key issues.</p>	
Per Capita CO ₂ emissions (kt)	<p>Aberdeen City 2007 – 8.5 2008 – 8.4 2009 – 7.4 2010 – 7.6</p>	<p>Aberdeenshire 2007 - 10.0 2008 - 10.4 2009 - 9.6 2010 - 9.5</p>	<p>Rising by 2008 and falling since 2008 in the Shire- continues to fluctuate in the medium term.</p>	<p>Increased travel, inefficient old housing stock and more housing account for this.</p>	<p>DECC Data dated 23/08/2012</p>
Industry and Commercial CO ₂ emissions (kt)	<p>Aberdeen City 2007 - 868.99 2008 - 846.45 2009 - 692.34 2010 - 666.04</p>	<p>Aberdeenshire 2007 - 841.39 2008 - 840.24 2009 - 745.63 2010 - 791.33</p>	<p>No consistent fall in the City and the Shire</p>	<p>How to mitigate or reduce of industrial and commercial CO₂ whilst promoting sustainable economic growth.</p>	<p>DECC Data dated 23/08/2012</p>
Domestic CO ₂ emissions (kt)	<p>Aberdeen City 2007 - 580.98 2008 - 582.17 2009 - 519.86</p>	<p>Aberdeenshire 2007 - 762.63 2008 - 765.92 2009 - 711.89</p>	<p>Domestic CO₂ emissions in the City and the Shire continue to fluctuate</p>	<p>Inefficient old housing stock and domestic energy demand are likely to account for this.</p>	<p>DECC Data dated 23/08/2012</p>

	2010 - 552.38	2010 - 770.13	in the short term.		
Road Transport CO ₂ emissions (kt)	Aberdeen City 2007 - 327.85 2008 - 317.79 2009 - 298.78 2010 - 298.88	Aberdeenshire 2007 - 674.39 2008 - 647.82 2009 - 622.64 2010 - 622.62	There appears to be a slight improvement in Road Transport emissions in both the city and Shire.	Increased travel by private vehicle may account for this.	DECC Data dated 23/08/2012
LULUCF* CO ₂ emissions (kt)	Aberdeen City 2007 - 22.49 2008 - 21.18 2009 - 19.67 2010 - 17.76	Aberdeenshire 2007 - 85.19 2008 - 258.44 2009 - 308.47 2010 - 285.38	The City shows a slight improvement, compared to the Shire which continues to fluctuate in the medium term.	This depends on the way we use our land and Forest resources.	DECC Data dated 23/08/2012 *LULUCF - Land Use, Land Use Change and Forestry
Properties at risk within inland and coastal areas	Aberdeen City: 309 inland floodplain 571 coastal (below 5m OD) Scotland: 77,191 inland floodplain 93,830 coastal (below 5m OD) Compared with the rest of Scotland, far fewer properties in Aberdeen and Aberdeenshire are at significant risk from flooding.	Aberdeenshire 2,219 inland floodplain 1,743 coastal (below 5m OD)	The impact of climate change and flooding in the North East is unpredictable. However there may be increased duration and frequency of storms and rising sea levels. Weather throughout the year is predicted to change resulting in longer wetter winters and shorter	There may be an increasing need to implement flood defence systems in the City.	Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf

			drier summers with implications for flooding.		
Potential Vulnerable Area (PVA) to flooding No of Area	Aberdeen City: 9 areas/catchments including Buchan Coastal (Bridge of Don), Aberdeen North Coastal (Seaton), River Don (Danestone), River Don (Dyce), Aberdeen South Central (Kincorth), Aberdeen South Central (Rosemount), River Dee (Cults), River Dee (Peterculter)	Aberdeenshire 18 Areas/Catchments including Banff Coastal around Banff, River Devron around Huntly, and Turrff, Buchan Coastal around Ellon, Peterhead, Fraserburgh and Newmachar; River Ythan around Ellon, and Methlick; River Don around Strathdon, Port Elphinstone/Kintore/Inverurie; River Dee around Ballater, Westhill and Aboyne; Kinkandine and Angus Coastal around Stonehaven	No trend	PVA areas and issues have to be taken into account and allocating land for development and imposing conditions on development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City</i> . Edinburgh: SEPA
Estimated Weighted Annual Average damages within PVA	Aberdeen City • 2011- £22,390,000.00	Aberdeenshire • 2011 - £17,080,000.00	No trend	Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing conditions on development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City</i> . Edinburgh: SEPA
Total Area (Km 2) in PVA	Aberdeen City • 2011 - 344	Aberdeenshire • 2011- 529	No trend	It has implications for land allocation and development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6:</i>

					<i>Aberdeenshire and Aberdeen City. Edinburgh: SEPA</i>
Residential Properties in PVA	Aberdeen City <ul style="list-style-type: none"> • 2011- 1943 	Aberdeenshire <ul style="list-style-type: none"> • 2011- 1820 	No trend	It has implications for land allocation and development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City. Edinburgh: SEPA</i>
Non-Residential Properties in PVA	Aberdeen City <ul style="list-style-type: none"> • 2011- 375 	Aberdeenshire <ul style="list-style-type: none"> • 2011- 272 	No trend	It has implications for land allocation and development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City. Edinburgh: SEPA</i>
Air quality (NO ₂) in $\mu\text{g}/\text{m}^3$	Aberdeen City Market Street 1 <ul style="list-style-type: none"> • 2007 – 62.0 • 2008 – 73.0 • 2009 – 38.0 • 2010 – 44.0 • 2011 – 40.0 • 5/3/2013 - 43.1-110 Union Street <ul style="list-style-type: none"> • 2007 – 53.0 • 2008 – 54.0 • 2009 – 56.0 • 2010 – 59.0 • 2011 – 44.0 • 5/3/2013 - 41.2-52 Anderson Drive	Aberdeenshire Inverurie 1-4 <ul style="list-style-type: none"> • 2007 – 12.0 – 35.1 • 2008 – 09.5 – 32.9 • 2009 – 11.4 – 37.5 • 2010 – 10.4 – 33.6 • 2011 – 09.1 – 34.8 Mintlaw <ul style="list-style-type: none"> • 2006 – 17.5 • 2007 – 21.0 • 2008 - 16.1 • 2009 – 18.9 • 2010 – No data • 2011 - No data Peterhead 1-4 <ul style="list-style-type: none"> • 2007 – 24.1 – 28.4 	There is little change in Aberdeen City between 2006 and 2009 but a fall between 2009 and 2011	NO ₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives. The location of the Harbour in the City Centre is a driver of poor air quality in the City Centre. There is an increasing need to increase energy efficiency and reduce our reliance on private transport to improve air	2010 Air Quality Progress Report For Aberdeenshire Council Aberdeenshire Council Air Quality Updating and Screening Assessment (2012) Real-Time Air Quality Monitoring in Aberdeen on 5/3/2013 Aberdeen City Council Air Quality Progress Report 2009 2012 Air Quality Updating and

	<ul style="list-style-type: none"> • 2007 – 28.0 • 2008 – 25.0 • 2009 – 24.0 • 2010 – 27.0 • 2011 – 23.0 • 5/3/2013: 36.3-41 <p>Wellington Road</p> <ul style="list-style-type: none"> • 2007 – No data • 2008 – 40.0 • 2009 – 43.0 • 2010 – 52.0 • 2011 – 51.0 • 5/3/2013: 61.3-91-9 <p>Errol Place</p> <ul style="list-style-type: none"> • 2007 – 23.0 • 2008 – 25.0 • 2009 – 26.0 • 2010 – 21.0 • 2011 – 23.0 • 5/3/2013: 8.4-24.7 <p>king's Street</p> <ul style="list-style-type: none"> • 2007 – No data • 2008 – No data • 2009 – 32.0 • 2010 – 29.0 • 2011 – 32.0 • 5/3/2013: 32.7-47.6 <p>EU annual mean limit value (40 µg/m³)</p>	<ul style="list-style-type: none"> • 2008 – 20.0 – 25.4 • 2009 – 23.7 – 25.0 • 2010 – 21.7 – 27.0 • 2011 – 23.3 – 28.7 <p>Stonehaven 1</p> <ul style="list-style-type: none"> • 2007 – 28.1 • 2008 – 24.9 • 2009 – 23.7 • 2010 – 26.1 • 2011 – 22.4 <p>Westhill 1-2</p> <ul style="list-style-type: none"> • 2007 – 21.5 • 2008 – 16.6 • 2009 – 18.4 • 2010 – 20.3 • 2011 – 20.9 		<p>quality, greenhouse gas emissions and health. Traffic growth may be a constraining factor in the future.</p>	<p>Screening Assessment for Aberdeen City Council</p>
<p>Air quality (Properties exposed to PM10 concentratio</p>	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> • 2010 - < 10 • 2012 - 0 <p>Anderson Drive AQMA</p>	<p>No issues in Aberdeenshire</p>	<p>There has been little change in Aberdeen City between 2006 and 2013.</p>	<p>No monitoring of NO2 in Aberdeenshire but NO2 concentrations are monitored by Aberdeen City Council at Union</p>	<p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) Council</p>

ns above the 2010 Scottish objective) (projected)	<ul style="list-style-type: none"> • 2010 - 10-100 • 2012-2016 -<10 City Centre AQMA <ul style="list-style-type: none"> • 2010 - 100-1000 • 2012 - 100-1000 • 2016 - 10-100 EU annual mean limit value (40 µg/m3)			Street and Market Street. It continuous monitoring sites exceed national objectives. Same issues as above.	Aberdeen City Council Air Quality Progress Report 2010
Air quality (PM10) in µg/m ³	Market Street <ul style="list-style-type: none"> • 2006-2009:50 – 85 • 2009-2011:22-28 Union Street <ul style="list-style-type: none"> • 2006-2009:18 – 25 • 2009-2011:18-22 Anderson Drive <ul style="list-style-type: none"> • 2006-2009:15 – 18 • 2009-2011:24-27 Wellington Road: <ul style="list-style-type: none"> • 2008-2009:23- 25 • 2009-2011:22-24 Errol Place <ul style="list-style-type: none"> • 2006-2009:15 – 22 • 2009-2011:13-15 King Street <ul style="list-style-type: none"> • 2009:17 • 2009-2011:17-19 	No issues in Aberdeenshire 2010 annual mean Scottish Objective - 18 µg/m3 2004 annual mean objective for EU 40 µg/m3	Little change in Aberdeen City between 2006 and 2013.	PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.	Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)
Air quality (Properties exposed to PM10 concentrations)	Wellington Road AQMA <ul style="list-style-type: none"> • 2010 - 100-1000 • 2012 -10 -100 Anderson Drive AQMA <ul style="list-style-type: none"> • 2010 - 100-1000 • 2012-2016 - 10-100 	No issues in Aberdeenshire 2010 annual mean Scottish Objective - 18 µg/m3	Little change in Aberdeen City between 2006 and 2009.	PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual	Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)

above the 2010 Scottish objective)	City Centre AQMA <ul style="list-style-type: none"> • 2010 - >1000 • 2012 - >1000 • 2016 - 100-1000 	2004 annual mean objective for EU - 40 µg/m3		mean objective.	
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Appendix 2.2 Water

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Ground water and river levels	<p>Scottish Water are currently permitted to abstract up to 145 megalitres per day (MLD) from the River Dee, however, the average amount taken is around 90MLD. It is not anticipated that this license will reduce the permitted abstraction level prior to 2014.</p> <p>Data on ground water in Scotland was not available.</p>	<p>By the 2080s, summer precipitation decreases of 10-20% under the low emissions (Global Sustainability), and 20-30% under the high-emissions World Markets scenario are predicted in the north of Scotland.</p>	<ul style="list-style-type: none"> • Rainfall levels are predicted to decline during the summer months, which may affect a rivers yield rate, but this will be less severe further north. • Rainfall in winter months is predicted to increase. • Increase in water consumption from industrial consumers and from increased residential development. • Increase in leakages from pipe infrastructure as it 'ages' however Scottish Water continue to make progress on leakage reduction. 	<p>There is a need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall.</p>	<p>Aberdeen City (2007) State of the Environment Report http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&SID=883</p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Quality of water bodies (Ground water)	<p>Aberdeen City high status</p> <ul style="list-style-type: none"> • 2010 – No data • 2013 – 0 good status • 2010: No data • 2013: 7 moderate status • 2010 – No data • 2013 – 0 poor status 	<p>Aberdeenshire high status</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013 – 0 good status • 2010: 42 • 2013: 39 moderate status • 2010 - 0 • 2013: 0 poor status 	<p>The Water Framework Directive states that all water bodies are of good ecological status, or similar objective, by 2015.</p>	<p>It is important that development does not prevent water bodies in the Aberdeen City area achieving at least 'good' ecological status in order for the area to reach the targets.</p>	<p>SEPA (09 February 2010) Data from River Basin Management Plan for the Scotland River Basin District 2009</p> <p>Downloaded from http://gis.sepa.org.uk/rbmp/Data/Download.aspx (Accessed 11 March 2013)</p>

	<ul style="list-style-type: none"> • 2010 – No data • 2013 – 0 bad status • 2010 – No data 2013 – 0 	<ul style="list-style-type: none"> • 2010: 8 • 2013: 1 bad status • 2010: 0 • 2013: 0 			
Quality of water bodies (Coastal)	<p>Aberdeen City High status</p> <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 good status • 2010 – no data 2013 - 	<p>2 Aberdeenshire high status</p> <ul style="list-style-type: none"> • 2010 - 6 • 2013 - 6 good status • 2010 - 8 • 2013 - 7 moderate status • 2010 - 1 • 2013 - 1 poor status • 2010 - 0 • 2013 - 0 bad status • 2010 - 0 • 2013 - 0 	Same as above	Same as above	Same as above
Quality of water bodies (Transitional)	<p>Aberdeen City high status</p> <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 good status • 2010 – no data 2013 - 1 	<p>Aberdeenshire high status</p> <ul style="list-style-type: none"> • 2010 - 4 • 2013 - 3 good status • 2010 - 1 • 2013 - 0 moderate status • 2010 - 1 • 2013 - 1 poor status – 0 • 2010 - 0 • 2013 - 0 	Same as above	Same as above	Same as above

		bad status – 0 <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 			
Quality of water bodies (Loch)	No data	high status – 0 <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 good status <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 moderate status – 0 <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 poor status – 2 <ul style="list-style-type: none"> • 2010 - 2 • 2013 - 2 bad status – 1 <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 	Same as above	Same as above	Same as above
Quality of water bodies (River)	Aberdeenshire high status <ul style="list-style-type: none"> • 2010 - 5 • 2013 - 5 good status <ul style="list-style-type: none"> • 2010 - 54 • 2013 - 52 moderate status <ul style="list-style-type: none"> • 2010 - 87 • 2013 - 87 poor status <ul style="list-style-type: none"> • 2010 - 31 • 2013 - 28 bad status <ul style="list-style-type: none"> • 2010 - 12 	Aberdeen City high status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 0 good status <ul style="list-style-type: none"> • 2010 - no data • 2013 - 0 moderate status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 12 poor status <ul style="list-style-type: none"> • 2010: - no data • 2013: - 12 bad status <ul style="list-style-type: none"> • 2010 - 0 	Same as above	Same as above	Same as above

	2013 - 24	• 2013 - 0			
Bathing Beaches Water Quality	Aberdeenshire- water quality at Guideline or Mandatory level for 2013 to date.	Aberdeen City – water quality at Guideline or Mandatory level for 2013 to date.	2008 was the only year when Aberdeen's beach failed to meet the EU water quality Directive's standards. It has been at Guideline for the last 3 years.	It is important that development does not affect the quality of Aberdeen beach's bathing water.	SEPA Scottish Bathing Water Data 2013: http://www.sepa.org.uk/water/bathing_waters/sampling_and_results.aspx?id=233616

Appendix 2.3 Land, Soil and Waste

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Land contamination	<p>No statutorily identified contaminated sites in Aberdeen</p> <p>900 potentially contaminated sites</p>	4 statutorily identified contaminated sites	Legal regime is in place to deal with contaminated sites therefore this position should improve in the future.	<p>Contaminated land places financial and technological constraints on development. Contaminants may also escape from sites and cause air, land, surface water and ground water pollution and in some cases may even damage buildings and underground services, and may contaminate the food chain.</p>	<p>Aberdeen City Council (2001) <i>Contaminated Land Inspection Strategy</i> http://www.aberdeencity.gov.uk/web/files/Pollution/ContaminatedLandInspectionStrategy.pdf</p> <p>Aberdeenshire Council (2009) <i>Public Register of Contaminated Land</i> http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandAug2009.pdf</p> <p>SEPA (2009) <i>Dealing with Land Contamination in Scotland: A review of progress 2000-2008</i> http://www.sepa.org.uk/land/land_publications.aspx</p>
Prime agricultural land (Grades 1 to 3.1)	<p>Net loss of Scottish agriculture land from roads, housing and industry has doubled from 588ha in 1989 to 1,402ha in 2003.</p> <p>Aberdeen contains</p>	Aberdeenshire's prime agricultural land is concentrated in central and southern Aberdeenshire.	Climate change could increase the level of prime agricultural land in Scotland, however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites.	<p>Potential impacts of climate may constrain prime agricultural land available in the future.</p> <p>Prime agricultural land may require further protection</p>	<p>Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture http://www.scotland.gov.uk/Publications/2005/06/2290402/05121</p> <p>Scottish Government (2009): The Scottish Soil Framework http://www.scotland.gov.uk/Publications/2009/05/20145602/6</p>

	very little prime agricultural land (300ha).			from development as demand for development rises and as land for food production rises.	
Biodegradable Municipal waste landfilled (tonnes): LA Collected Bio-degradable MW	Aberdeen City: 2007/08 – 67,322 2008/09 – 63,333 2009/10 – 55,654 2010/11 - 49,277	Aberdeenshire: 2007/08 – 70,286 2008/09 – 68,355 2009/10 – 65,864 2010/11 – 68, 832	Exceeds 2008/09; 2010/2011 allowance	Are there enough sites for recycling or composting biodegradable municipal waste to help the local authority achieve recycling and landfill targets?	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Municipal waste landfilled (tonnes):	Aberdeen City: 2007/08 – 107,658 2008/09 – 101,136 2009/10 – 90,800 2010/11 - 80,578	Aberdeenshire: 2007/08 – 105,750 2008/09 – 101,746 2009/10 – 98,262 2010/11 - 103,771 Scotland's Zero Waste Plan (2010) aims for a recycling and composting rate of 70% by 2020.	There was not a substantial fall in municipal waste sent to landfill in Aberdeen City compared with Aberdeenshire for a number of years until 2009/10 when Aberdeen experienced a significant fall.	There has been no substantial drop in municipal waste sent to landfill which will have cost implications for the City in terms of Landfill Tax.	Scotland's Zero Waste Plan (2010) SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Municipal waste recycled (tonnes):	Aberdeen City: 2007/08 – 19,527 2008/09 – 19,519 2009/10 – 19,728 2010/11 - 22, 278	Aberdeenshire: 2007/08 – 38,432 2008/09 – 38,941 2009/10 – 40,614 2010/11 - 40, 578	The trend shows that much has to be done to substantially increase recycling rates. There is an increase in the City compared to a fall in the Shire.	Human attitudes is very hard to change but education has to improve to increase the amount of waste sent to landfill.	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10

					SEPA (2009) Waste Data Digest 9
Municipal waste composted (tonnes):	Aberdeen City: 2007/08 – 11,274 2008/09 – 11,423 2009/10 – 13,439 2010/11 - 15, 192	Aberdeenshire: 2007/08 – 9,549 2008/09 – 9,684 2009/10 – 9,622 2010/11 – 9, 355	Composting rates has increase in the City compared to a fall recorded in the Shire over 2010/2011 figures	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Total municipal waste arising (tonnes):	Aberdeen City: 2007/08 – 138,459 2008/09 – 132,078 2009/10 – 123,966 2010/11 - 118,049	Aberdeenshire: 2007/08 – 153,731 2008/09 – 150,372 2009/10 – 151,010 2010/11 - 154,167	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12
% of Total waste arising recycled	Aberdeen City 2008/09 – 25.9 2009/10 – 26.9 2010/11 - 26.3	Aberdeenshire 2008/09 – 14.8 2009/10 – 15.9 2010/11 - 18.9	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
% of Total waste arising composted	Aberdeen City 2008/09 – 8.6 2009/10 – 10.8 2010/11 - 12.9	Aberdeenshire 2008/09 – 6.4 2009/10 – 6.4 2010/11 - 6.1	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Industrial waste	Aberdeen City: 2009/10 – 90, 087	Aberdeenshire: 2009/10 – 136, 239	Things are worsening in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12

arisings (tonnes):	2010/11 – 96, 040	2010/11 - 141, 029			SEPA (2009) Waste Data Digest 11
Commercial waste arisings (tonnes):	Aberdeen City: 2009/10 – 295, 207 2010/11 – 294, 458	Aberdeenshire: 2009/10 – 185,054 2010/11 - 183, 859	Things are improving slightly in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11
Construction and demolition waste arisings (tonnes):	Aberdeen City: 2009/10 – 82, 880 2010/11 – 51, 952	Aberdeenshire: 2009/10 – 365, 722 2010/11 - 316, 729	Things are worsening in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11
Waste capacity Annual capacity (Tonnes)	North east 2007 - 3,845,306 2008 - 3,741,977 2009 - 3,500,370* 2010 - 3,516,494* * Aberdeen City and Shire total	Scotland 2007 - 39,987,613 2008 - 37,843,490 2009 - 38,022,367 2010 - 38,009,045	No substantial change	None	www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports -
Quantity of waste accepted (tonnes)	Northeast 2007 - 3,899,260 2008 - 1,748,964 2009 - 1,464,247* 2010 - 1,409,272* * Aberdeen City and Shire total	Scotland 2007 - 16,392,335 2008 - 17,684,064 2009 - 14,023,400 2010 - 15,966,129	No substantial change	None	www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports -
Landfill capacity	Northeast 2007 - 164,824 2008 - 77,067 2009 - 41,867* 2010 - 26,077*	Scotland 2007 - 518,899 2008 - 453,990 2009 - 295,895 2010 - 318,350	No substantial change	None	www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports -
Inert waste Landfilled	Northeast 2007 - 2,226,950	Scotland 2007 - 9,570,931	No substantial change	None	www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/

	2008 - 2,597,185 2009 - 2,556,637* 2010 - 2,524,156	2008 - 10,867,340 2009 - 7,181,875 2010 - 13,609,135			national capacity report s.aspx and landfill capacity reports -
Inert landfill capacity	Northeast 2007 - 606,999 2008 - 552,750 2009 - 451,001** 2010 - 383,899**	Scotland 2007 - 4,894,935 2008 - 4,541,536 2009 - 4,110,480 2010 - 4,043,451	No substantial change	None	www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_report_s.aspx and landfill capacity reports -
Non-hazardous landfilled Non hazardous landfill capacity	Northeast 2007 - 7,383,167 2008 - 6,782,674 2009 - 2,743,062 ** 2010 - 6,651,349 ** * Aberdeenshire data **Aberdeen City and Shire total	Scotland 2007 - 62,302,806 2008 - 70,192,059 2009 - 65,619,910 2010 - 63,977,097	No substantial change	None	www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_report_s.aspx and landfill capacity reports -
Peat soils	4 types of peaty soils <ul style="list-style-type: none"> • Blanket peat • Peaty podsols • Peaty gleys • Organic soils rich in peat 	With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils.	Blanket peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Peaty podzol is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Peaty gleys is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region	Because of the relationship between peat and climate change development must be directed away from peat soils.	www.macaulay.ac.uk

			Organic soils rich in peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region		
Soil Erosion	From Berwick to Aberdeen, the coastline is eroding, but is stable where there are rocky coasts or coastal defences. From Aberdeen to Inverness the coastline is largely eroding, but parts are being replenished with sand and gravel from larger rivers.	The north of Scotland is mostly stable with little erosion, but south of Mallaig, towards Carlisle, the coastline is predominantly eroding but stable where there are rocky coasts or coastal defences. Precipitation will be greater in the west due to the west-east precipitation gradient.	The coastline is predominantly eroding along the east. Autumn/Winter rainfall is predicted to increase, giving rise to winter storms and affecting runoff and (wind and water) erosion. Upland schemes such as wind farm access roads and recreation tracks (e.g. mountain biking) on steep land can increase surface water runoff and lead to significant soil loss (e.g. gullies).	Increase in soil erosion from wind and water, bad land use practices, such as locating tracks/access roads on steep/ upland areas as well as using motorised vehicles on sand dunes.	Aberdeen City (2007) State of the Environment Report http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&SID=883 SEPA (2006) State of Scotland's Environment Report 2006 http://www.sepa.org.uk/science_and_research/data_and_reports/state_of_the_environment.aspx

Appendix 2.4 Biodiversity (Natural Heritage Designations)

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
International natural heritage designations (Ramsar)	Aberdeen City site – 0 hectare - 0	Aberdeenshire – sites – 3 Hectares - 1051	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
International natural heritage designations (Special Areas of Conservation (SAC))	Aberdeen City site – 1 hectare - 155	Aberdeenshire – sites – 8 Hectares - 5545	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
International natural heritage designations (Special Protection Areas (SPA))	Aberdeen City site – 0 hectare - 0	Aberdeenshire – sites – 7 Hectares - 2227	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
National natural heritage designations - Sites of Special Scientific Interest (SSSI)	Aberdeen City site – 4 Corby Lily & Bishops Lochs Scotstown Mor Nigg Bay Cove hectare - 47	Aberdeenshire – sites – 69 Hectares - 15,655	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
National natural heritage	Aberdeen City site – 0 hectare - 0	Aberdeenshire – sites – 2 Hectares - 1072	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013)

designations National Nature Reserve (NNR)					Source: <u>SNH 2009</u>
Local Nature Conservation Sites (LNCS)	Aberdeen City Sites- 45 See Table below	See below	No Trend	New development has the potential to put pressure on sites	Aberdeen City Council Local Designated Sites Review Project: http://www.aberdeencity.gov.uk/nmsr/untime/saveasdialog.asp?IID=29764&SID=6619
Local natural heritage designations - Sites of Interest of Natural Science (SINS)	SINS and District Wildlife Sites replaced by 'Local Nature Conservation Sites'- see above.	Aberdeenshire: Sites of Interest to Natural Science sites – 79	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
Local natural heritage designations - District Wildlife Site	DWS and SINS replaced by Local Nature Conservation Sites	Aberdeenshire – sites – 0 Hectares – N/A	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
Local natural heritage designations Local Nature Reserve (LNR)	Aberdeen City site – 4 hectare - 126	Aberdeenshire – sites – 2 Hectares - 28	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
Local natural heritage designations - Scottish Wildlife Trust Reserves	Aberdeen City site – 0 hectare – N/A	Aberdeenshire – sites – 4 Hectares – N/A	No trend	New development has the potential to put pressure on sites	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>

Local natural heritage designations - RSPB Reserves	Aberdeen City site – 0 hectare – N/A	Aberdeenshire – sites – 3 Hectares – N/A	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <i>SNH 2009</i>
Local natural heritage designations - Ancient Woodland	Aberdeen City site – 140 hectare – N/A	Aberdeenshire – sites – 2,584 Hectares - 45,000	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <i>SNH 2009</i>
Quality and availability of public open space in urban and rural areas	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating.	Data for Aberdeenshire Councils Open Space Audit was not available.	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces. Supplementary guidance on open space encourages the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments.	Aberdeen City Council (2010) Open Space Audit

Local Nature Conservation Sites In Aberdeen City	Aberdeen-Inverness- Kittybrewster	Wet Cults Woodland	Walker Dam and Rubislaw Quarry
	Balgownie- Blackdog Links	Allan Park Pond	West Hatton
	Corby Loch	Balnagask to Cove	Baads Moss
	Culds Den	Culter Burn	Bucksburn
	Denwood- Hazelhead	Culter Quarry	Culter Compensation Dam
	Den of Mossie	Den of Leggart	Deeside Old Railway Line
	Grandholm Moss	Farburn Wood	Den of Maidencraig
	Hilton Wood	Hazelhead Park	Foggieton
	Leuchar Moss	Kinaldie Den	Hillhead Road
	Murtle Den	Loirston Loch	Kincorth Hill
	River Dee Corridor	Old Manse Wood	Moss of Auchlea
	Rubislaw	River Don Corridor	Peterculter
	Southlasts Mire	Rubislaw Quarry	Rotten of Gairn
	Tullos Hill	Stoneyhill Wood	Scotstown
Three Hills	Westburn of Rubislaw	Woodlands Wood- Biedleston	

Appendix 2.5 Human Health

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Quality and availability of public open space	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating.	Data for Aberdeenshire Councils Open Space Audit was not available.	The poorest quality parks and open spaces in the City tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces. Open Space supplementary guidance encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments.	Aberdeen City Council (2010) Open Space Audit
Life expectancy at birth (years)	Aberdeen Male <ul style="list-style-type: none"> • 1998-2000 – 73.8 • 2003-2005 – 74.9 • 2008-2010 -76.3 Female <ul style="list-style-type: none"> • 1998-2000 – 79.1 • 2003-2005 – 79.9 • 2008-2010 – 80.9 	Aberdeenshire: Male <ul style="list-style-type: none"> • 1998-2000 - 75.2 • 2003-2005 - 76.7 • 2008-2010 -78.2 Female <ul style="list-style-type: none"> • 1998-2000 - 80.2 • 2003-2005 – 81.0 • 2008-2010 – 81.7 Scottish Men	Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. In both the City and the Shire female life expectancy is much higher, although the Shire is faring much better than the City.	Increasing life expectancy has longer-term cost implications for local authorities for service and housing provisions for ageing population.	General Register Office for Scotland (2011). <i>Life Expectancy for areas in Scotland, 2008-2010</i> [Online] Available at http://www.gro-scotland.gov.uk/files2/stats/life-expectancy-areas-in-scotland/2008-2010/le-areas-scotland-2008-2010.pdf (Accessed 12 March 2013)

		<ul style="list-style-type: none"> • 1998-2000 – 72.9 • 2003-2005 – 74.2 • 2008-2010 - 75.5 Female <ul style="list-style-type: none"> • 1998-2000 – 78.4 • 2003-2005 – 79.2 • 2008-2010 – 80.4 			
Healthy life expectancy at birth (& 65) years	<p>Aberdeen Male</p> <ul style="list-style-type: none"> • 1999-2000 -55.6 (7.4) • 2003-2005 – No data • 2008-2010 – No data <p>Female</p> <ul style="list-style-type: none"> • 1999-2000 -57.3 (8.5) • 2003-2005 – No data • 2008-2010 – No data 	<p>Aberdeenshire Male</p> <ul style="list-style-type: none"> • 1999-2000 -58.2 (9.7) • 2003-2005 – No data • 2008-2010 – No data <p>Female</p> <ul style="list-style-type: none"> • 1999-2000 -60.7 (9.9) • 2003-2005 – No data • 2008-2010 – No data 	<p>Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.</p> <p>No trend</p>	Same as above.	Clark, D., McKeon, A., Sutton, M. and Wood, R. (2004) Healthy Life Expectancy in Scotland. <i>HLE Measurement in Scotland Steering Group</i> [online] Available from http://www.isdscotlandarchive.scot.nhs.uk/isd/files/HLE_report_2004.pdf (Accessed 12 March 2013)
Sport and recreation facilities in areas of identified need	Aberdeen and Aberdeenshire both require sporting facilities ranging from badminton courts and golf courses to swimming pools	No trend	Positive steps have been made to ensure everyone has access to sport, leisure and recreation facilities, however limited progress has been made to provide.	Local facilities will be addressed through the Local Development Plans although if regional sporting facilities are identified these may come through the SDP.	Aberdeen City Council (2002) Active Aberdeen 2002-2007: A sport, recreation and physical activity strategy for Aberdeen City Aberdeenshire Council (2005) Sports Facility Study Updated Report
Care home place for	Aberdeen 2012 -2,036	Aberdeenshire 2012- 2,061	No trend	Ageing population and disability will	Aberdeen City Council (2013) Behind the Granite: Aberdeen Key

Adults				put pressure on resources and housing provision suitable for the elderly.	Facts 2013 Available from http://www.aberdeencity.gov.uk/nmsr/untime/saveasdialog.asp?IID=48078&SID=332 (Accessed 14 March 2013)
Children looked after by LA	Aberdeen 2009 - 701 2010 -690 2011- 642	Aberdeenshire 2009 - 458 2010 -496 2011- 498	Things are improving in the City compared with the Shire	Pressure on Government and Local Authority resources.	Same as above
Children on child protection register	Aberdeen 2009 - 180 2010 - 119 2011- 96	Aberdeenshire 2009 - 81 2010 -51 2011- 68	Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011	Pressure on Government and Local Authority resources.	Same as above
All crimes recorded by police	Aberdeen 2009/10 - 18729 2010/11 -18749 2011/12- 17877	Aberdeenshire 2009/10 - 8088 2010/11 -8064 2011/12- 7513	Things are improving	Crime and fear of crime can affects people's quality of life.	Same as above
Fuel poor households private tenure	Aberdeen 2009-11- 21%	Aberdeenshire 2009-11 -38%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pound worsens the situation.	Same as above
Fuel poor households public tenure	Aberdeen 2009-11- 29%	Aberdeenshire 2009-11 -26%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pound worsens the situation.	Same as above
Fuel poor	Aberdeen 2009-11- 23%	Aberdeenshire 2009-11 -35%	Things are worsening	Worsening economy, longer	Same as above

				winters, higher fuel prices and falling value of the pounds worsens the situation	
Income support	Aberdeen Feb 2012 -4420	Aberdeenshire Feb 2012 -2980	No trend collected	Pressure on Government and LA resources.	Same as above
Drug-related deaths	Aberdeen 2008 - 27 2009 - 27 2010 - 31 2011 - 39	Aberdeenshire 2008 - 11 2009 - 18 2010 - 10 2011 - 19	No substantial improvement	Pressure on NHS, Government and LA resources.	Same as above
Alcohol-related deaths	Aberdeen 2008 - 37 2009 - 52 2010 - 48 2011 - 33	Aberdeenshire 2008 - 33 2009 - 29 2010 - 20 2011 - 22	No substantial improvement	Pressure on NHS, Government and LA resources.	Same as above
Population with Disability	Aberdeen 2001 – 37173 (17.0%) 2013 – No data	Aberdeenshire 2001 – 34755 (15.3%) 2013 – No data	No trend collected	Pressure on Government and LA resources.	Same as above
Unemployment	Aberdeen 2012– 22 (8%) 2013 – No data	Aberdeenshire 20012 – 5 (2%) 2013 – No data	Low unemployment in the City and Shire compared to the rest of the country	Pressure on Government and LA resources.	Same as above
Most deprived data zones - SIMD	Aberdeen 2012– 3180 (2.1%) 2013 – No data	Aberdeenshire 20012 – 1858 (1.2%) 2013 – No data	No trend collected	Pressure on Government and LA resources.	Same as above
Incapacity benefit	Aberdeen 2012– 4840 2013 – No data	Aberdeenshire 20012 – 3810 2013 – No data	No trend collected	Pressure on Government and LA resources.	Same as above

Appendix 2.6 Population

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Population Projection 2010-based	Aberdeen <ul style="list-style-type: none"> • 2010 - 217120 • 2011 - 219539 • 2012 - 222231 • 2013 - 224898 	Aberdeenshire <ul style="list-style-type: none"> • 2010 – 245780 • 2011 - 248383 • 2012 - 251055 • 2013 - 253695 	The projections show increasing population in the City and the Shire.	It has implications for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources.	General Register Office for Scotland (2012). Population Projections for Scottish Areas (2010-based) http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html
Household projections	Aberdeen <ul style="list-style-type: none"> • 2010 - 103680 • 2015 - 111440 • 2020 - 119280 	Aberdeenshire <ul style="list-style-type: none"> • 2010 – 103770 • 2015 - 110600 • 2020 - 117640 	The projections show increasing households in the City and the Shire.	Same as above	General Register Office for Scotland (2012). Household Projections for Scottish Areas (2010-based) http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html
Household size	Aberdeen <ul style="list-style-type: none"> • 2010 – 2.01 • 2015 – 1.99 • 2020 – 1.95 	Aberdeenshire <ul style="list-style-type: none"> • 2010 – 2.35 • 2015 – 2.32 • 2020 – 2.27 	The projections show falling household size in the City and the Shire.	Same as above	General Register Office for Scotland (2012). Household Projections for Scottish Areas (2010-based) http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html
Population Change	Aberdeen <ul style="list-style-type: none"> • 2001 - 211910 • 2010 – 217120 • 2011 – 220420 • 10yrs' change - 9.1% • 1 yr's change - 1.5% 	Aberdeenshire <ul style="list-style-type: none"> • 2001 - 226940 • 2010 – 245780 • 2011 – 247600 • 10yrs' change – 4% • 1 yr's change - 0.7% 	Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire's 20,660 addition	Potential implications of a growing population for housing provision; also highly influenced by the changing age structure and lifestyle preferences of the	General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html

				population.	Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Population Structure	<p>Aberdeen</p> <ul style="list-style-type: none"> • Under 16 -16% • Working Age - 67% • Pensionable age - 17% • Median age -37 	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • Under 16 -19% • Working Age -58% • Pensionable age -20% • Median age -42 	A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.	A large proportion of working age population means large future pensionable and ageing population-will have implications for future housing and service provision.	<p>General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Population density	<p>Aberdeen</p> <ul style="list-style-type: none"> • Area – 186 Km2 • Density - 1187 	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • Area – 6313km2 • Density - 39 	The density is higher in the city than the shire.	<p>There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City.</p> <p>Greater opportunity to introduce sustainable mobility in the City.</p>	<p>General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>

Appendix 2.7 Cultural Heritage

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Listed buildings	Aberdeen City Listed buildings <ul style="list-style-type: none"> • 2013– 1,215 • 68 A Listed • 681 B Listed • 466 C Listed 	Aberdeenshire <ul style="list-style-type: none"> • 2013– 3,715 Aberdeen City and Shire Listed buildings <ul style="list-style-type: none"> • 2013– 4,927 	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeen City and Shire SDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Listed buildings at risk	Aberdeen City <ul style="list-style-type: none"> • 2013 – 26 	Aberdeenshire <ul style="list-style-type: none"> • 2013– 228 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 – 254 	No change	Development pressures will continue to put pressure on listed buildings, especially those in a poor state of repair and considered at risk.	Buildings at Risk Register for Scotland: www.buildingsatrisk.org.uk
Conservation Areas	Aberdeen City <ul style="list-style-type: none"> • 2013 – 11 	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 49 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 – 60 	No change- current Conservation Area Appraisals and Management Plans are in the process of being produced.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeen City Council
Scheduled Ancient Monuments	Aberdeen City <ul style="list-style-type: none"> • 2013 – 44 	Aberdeenshire <ul style="list-style-type: none"> • 2013– 581 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 – 625 	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites. Damage to remains of local importance is mostly caused by vandalism, new	List of Scheduled Ancient Monuments http://hsewsf.sedsh.gov.uk/pls/htmlldb/dmzlive.pdfsched?pid=130410132559

				developments, ploughing, forestry activities, wildlife and coastal erosion.	
Archaeological Sites and Monuments Record	Aberdeen City <ul style="list-style-type: none"> • 2013– 699 	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 17,631 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 – 18,330 	No change	Same as above.	Aberdeen City Council Sites and Monuments Record
Gardens and designed landscapes	Aberdeen City <ul style="list-style-type: none"> • 2013 – 1 Duthie Park 	Aberdeenshire <ul style="list-style-type: none"> • 2013- 27 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 - 28 	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	www.historic-scotland.gov.uk

Appendix 2.8 Landscape

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Landscape character	<p>There are 42 landscape character areas in Aberdeenshire, including 9 within the CNP.</p> <p>In Aberdeen there are 27 landscape character areas.</p>	The four Landscape Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.	No trend	The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours). New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.	<p>Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37.</p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75.</p> <p>Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80</p> <p>Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102.</p>
<p>Landscape Devt in Energetica Framework Area (ALDP 01 Bus 5)</p>	<p>Applications Received</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 – 2 <p>No of Approvals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 2 <p>No of Refusals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	No significant increase	No known constraint	Aberdeenshire Council Monitoring Statement
Landscape Layout, siting, and design	Applications Received	No data	Significant application of	There could be mixed effect for landscape	Aberdeenshire Council Monitoring Statement

of new developments ALDP 08 lsd2	<ul style="list-style-type: none"> • 06/12-10/12 - 53 • 10/12- 06/13 - 1296 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 40 • 10/12- 06/13 - 1169 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 -13 • 10/12- 06/13 - 127 		policy		
How “Landscape character” Policy is applied to planning applications	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 – 21 • 10/12- 06/13- 187 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 13 • 10/12- 06/13- 130 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 7 • 10/12- 06/13- 57 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How “Valued views” Policy is applied to Planning Applications	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 – 2 • 10/12- 06/13- 19 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 2 • 10/12- 06/13- 16 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 0 • 10/12- 06/13- 3 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How “Public open space” Policy is applied to Planning Applications	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 – 9 • 10/12- 06/13- 31 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are	Aberdeenshire Council Monitoring Statement

	No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 8 • 10/12- 06/13- 21 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 1 • 10/12- 06/13- 10 			being approved	
Land Uses (2009)	Aberdeenshire (6313 sq km) 631300 ha	Aberdeen City (186 sq km) 18600 ha		Ongoing conflict between how maintenance and quality is open space is perceived – Maintenance, grass cutting vs. allowing some open space to develop into semi-natural vegetation so as to enhance biodiversity.	Aberdeenshire Council Open Space Audit Aberdeen City Open Space Audit
• Roads and tracks	3.90	884.57	No Trend	Same as above	Same as above
• Roadside (manmade)	0.00	307.99	No Trend	Same as above	Same as above
• Parking/loading	0.42	650.30	No Trend	Same as above	Same as above
• Roadside (unknown)	0.31	68.54	No Trend	Same as above	Same as above
• Tidal water	0.00	172.66	No Trend	Same as above	Same as above
• Foreshore/rocks	72.88	511.77	No Trend	Same as above	Same as above
• Railway	0.00	81.25	No Trend	Same as above	Same as above
• Path	4.86	92.83	No Trend	Same as above	Same as above
• Residential	6.50	688.84	No Trend	Same as above	Same as above
• Commercial/Institutional	2.53	228.28	No Trend	Same as above	Same as above
• Glasshouses	0.00	2.32	No Trend	Same as above	Same as above
• other structures	2.22	16.62	No Trend	Same as above	Same as above
• Airports	0.00	183.97	No Trend	Same as above	Same as above
• Public Park and Garden	114.34	265.01	No Trend	Same as above	Same as above
• Private Garden	41.20	1698.45	No Trend	Same as above	Same as above

• School Grounds	74.24	124.01	No Trend	Same as above	Same as above
• Institutional Grounds	14.43	77.28	No Trend	Same as above	Same as above
• Amenity Residential	125.93	483.85	No Trend	Same as above	Same as above
• Amenity Business	69.06	207.16	No Trend	Same as above	Same as above
• Amenity Transport	51.49	249.07	No Trend	Same as above	Same as above
• Play space	28.75	4.56	No Trend	Same as above	Same as above
• Playing Fields	93.63	117.69	No Trend	Same as above	Same as above
• Golf Courses	225.35	676.56	No Trend	Same as above	Same as above
• Tennis Courts	3.85	3.84	No Trend	Same as above	Same as above
• Bowling Greens	2.91	3.58	No Trend	Same as above	Same as above
• Other Sports	7.85	7.73	No Trend	Same as above	Same as above
• Green Corridors/Riparian Routes	0.14	0	No Trend	Same as above	Same as above
• Green Access Routes	4.15	24.19	No Trend	Same as above	Same as above
• Riparian Routes	35.54	28.12	No Trend	Same as above	Same as above
• Woodlands	188.85	761.69	No Trend	Same as above	Same as above
• Open Semi-natural	162.68	818.69	No Trend	Same as above	Same as above
• Open Water	0.15	281.48	No Trend	Same as above	Same as above
• Allotment	5.55	20.50	No Trend	Same as above	Same as above
• Church Yard	7.10	4.77	No Trend	Same as above	Same as above
• Cemetery	14.26	35.67	No Trend	Same as above	Same as above
• Other Functional Grounds	15.32	12.46	No Trend	Same as above	Same as above
• Civic space	10.95	0.72	No Trend	Same as above	Same as above
• Farmland	12.06	4363.81	No Trend	Same as above	Same as above
• Moorland	0.03	0.34	No Trend	Same as above	Same as above
• other e.g landfill, quarry	14.05	98.42	No Trend	Same as above	Same as above
• Area undergoing	31.05	26.55	No Trend	Same as above	Same as above

change					
• Total Greenspace area surveyed (ha)	1,448.51	14, 286.13	No Trend	Same as above	Same as above
• Un-surveyed Greenspace area (ha)	626,851.49	4,313.87	No Trend		Same as above

Appendix 2.9 Material Assets

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Existing flood defences	There are 2 flood prevention schemes in Aberdeen City.	There are 3 flood prevention schemes in Aberdeenshire	Flood defence schemes will progressively be affected by soil/sand erosion from increasing rainfall and storm events, which will affect their stability and effectiveness. As a result, there will be a need to increase the maintenance these defences, and possibly relocate them.	<p>Predicted rise in sea level may result in existing flood defences being inadequate.</p> <p>The predicted rise in storm events and winter precipitation is likely to increase soil/sand erosion from the wind and rain/water, which may prevent flood defence schemes functioning properly and result in their failure (e.g. collapse).</p>	<p>Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf</p> <p>SEPA (2006) Indicative River & Coastal Flood Map (Scotland)</p> <p>Aberdeenshire Council (2007) <i>Flooding in Aberdeenshire: Sixth Biennial Report</i> http://www.aberdeenshire.gov.uk/flooding/report/6th_biennial_report.pdf</p>

Council tax Band D	Aberdeen 2010/11 - £1230 2011/12 - £1230	Aberdeenshire 2010/11 - £1141 2011/12 - £1141	No change	Government policy on keeping household costs down affects how much councils can charge for Council tax.	Aberdeen City Council (2013) Behind the Granite: Aberdeen Key Facts 2013 Available from http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=48078&SID=332 (Accessed 14 March 2013)
Household tenure – owner occupied	Aberdeen 2009/10 – 60%	Aberdeenshire 2009/10 – 74%	Substantial owner housing in City and Shire although it is higher in the Shire	House prices for first time buyers may be a constraint as so is the general economic climate.	Same as above
Household tenure – social rent	Aberdeen 2009/10 – 24%	Aberdeenshire 2009/10 – 17%	Low compared those living in their own homes	Ability of social landlords to build more homes.	Same as above
Household tenure – private rent	Aberdeen 2009/10 – 14%	Aberdeenshire 2009/10 – 8%	Lowest tenure	Probably open market rental values will constrain choice in this sector.	Same as above
Public-sector housing stock	Aberdeen March 2012 - 22,740	Aberdeenshire March 2012 - 12,877	No trend collected	Issue is energy efficiency in this sector.	Same as above
New Dwellings – Housing Completion	Aberdeen 2007/08 - 928 2008/09 - 258 2009/10 - 280 2010/11 - 607	Aberdeenshire 2007/08 - 1,528 2008/09 - 1,509 2009/10 - 1,687 2010/11 - 1,471	Fall in the latest data for the Shire but a rise in the latest data for the City. Continues to fluctuate over the medium term.	The economic climate can constrain how many new houses could be completed.	Same as above.
Economic Activity Rates,	Aberdeen 2012 - 83.0%	Aberdeenshire 2012 - 82.6%	Quite high for the City and the Shire	The oil industry is boosting performance in the North East	Same as above
Average Gross	Aberdeen 2011/12 - £574.9	Aberdeenshire 2011/12 - £456.7	Quite high for the City and the Shire compared	The oil industry is boosting	Same as above

Weekly earnings			with national average	performance in the North East.	
Supply/delivery of Affordable Housing	<p>Aberdeen City 2006/07- 104 2007/08- 59 2008/09- 168 2009/10- 267 2011/12- 309</p> <p>5 year average – 181 (average 27% of annual completions)</p>	<p>Aberdeenshire 2006/07- 132 2007/08- 180 2008/09- 492 2009/10- 252 2010/11- 158</p> <p>5 year average- 243 (average 16% of annual completions)</p>	<p>The supply of affordable homes in the North East is not meeting the demand and affordability pressures remain.</p>	<p>There is a need to increase the supply of housing to improve affordability.</p>	<p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p> <p><i>Aberdeen City and Shire Housing Need and Demand Assessment-</i> Data on Local Authority new building are provided quarterly by NB1 returns from Councils and data on housing subsidised through AHIP are drawn by the Scottish Government from data on the administration of housing support grants.</p>
Employment Land supply (see tables below)	<p>The supply of marketable employment land in Aberdeenshire currently stands at 211ha, however only 46ha of this is immediately available. Constrained supply in the Shire currently stands at 130ha.</p>	<p>The supply of marketable employment land in Aberdeen City currently stands at 87ha, however only 27ha of this is immediately available (2011 Employment Land Audit). Constrained supply currently stands as 103ha.</p>	<p>Aberdeen City has shown a trend of diminishing established supply of land for business use as previous allocations are developed. However, we might expect the marketable supply to recover with the adoption of the Local Development Plan in February 2012, which allocated significant new sites for employment uses.</p> <p>For Aberdeenshire, (within the strategic</p>	<p>Uneven supply of employment land has impacts on ability to work and live within a close proximity thus increasing the likelihood of people travelling to work by private means.</p> <p>Economic growth will be constrained without a reasonable supply of land which is immediately available.</p>	<p>Aberdeen City and Shire Employment Land Audit 2007, 2009, 2010, 2011.</p>

			growth areas), there has been a trend of diminishing established supply of land for business use. The marketable supply has remained around a consistent level.		
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Employment Land Supply

	Established	Constrained	Marketable	Immediately Available	Under Construction
2006	272	118	155	39	10
2007	271	112	157	30	8
2008	266	104	162	24	3
2009	246	99	146	20	2
2010	265	95	157	26	
2011	257	-	161	60	-

	Established	Constrained	Marketable	Immediately Available
2006	395	184	211	59
2007	393	167	226	52
2008	371	140	231	52
2009	349	134	215	42
2010	351	130	212	47
2011	341	130	211	46

	Established	Constrained	Marketable	Immediately Available	Under Construction
2006	239	181	40	34	1
2007	235	171	53	27	7
2008	225	171	42	24	10
2009	217	103	91	31	2
2010	211	103	88	28	-
2011	210	103	87	60	-

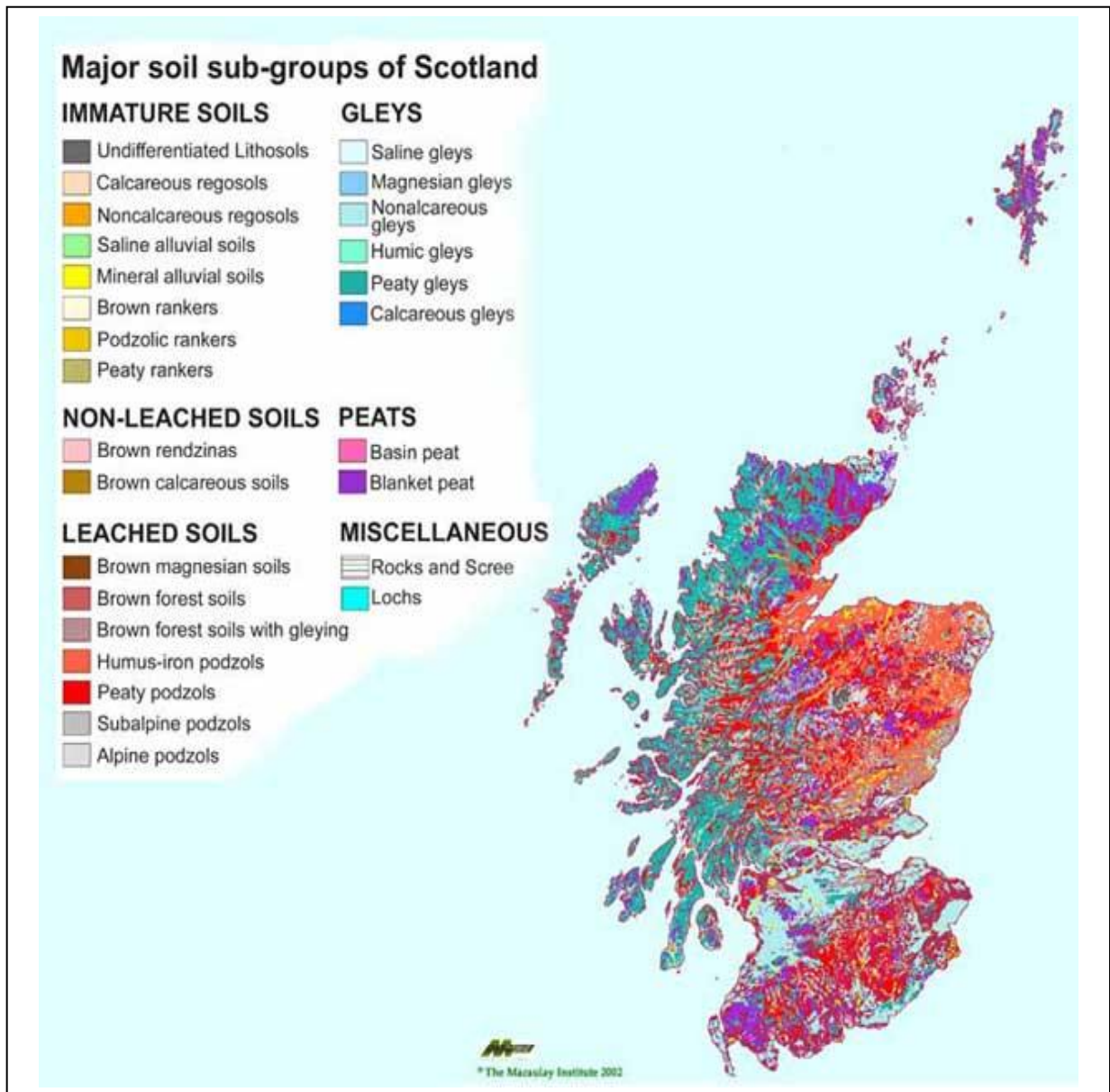
Climate Change and Potentially Vulnerable Areas in Aberdeen City and Aberdeenshire

	No of PVAs	Annual Average Damage	River Flooding	Coastal Flooding	Surface Water Flooding	Total Area (Km 2)	Property in PVA (Resid.)	Property in PVA (Non-Resid.)	Land Cover in PVA (Urban)	Land Cover in PVA (Agric)	Land Cover in PVA (Forestry)
Aberdeen City	9										
Buchan Coastal (Bridge of Don)		£390,000	3%	0%	97%	5	27(1.1%)	8 (4.6%)	70%	30%	0%
Aberdeen North Coastal (Seaton)		£920,000	30%	11%	59%	31	137 (1.2%)	7 (1.3%)	100%	0%	0%
River Don (Danestone)		£3,600,000	63%	4%	33%	47	407 (2.7%)	29 (5.9%)	85%	15%	0%
River Don (Dyce)		£1,070,000	43%	0%	57%	11	75 (1.9%)	23 (4.3%)	25%	58%	17%
Aberdeen South Central (Kincorth)		£1,000,000	52%	19%	29%	166	64(1.3%)	24 (6.1%)	95%	0%	4%
Aberdeen South Central (Rosemount)		£13,020,000	48%	22%	30%	63	918 (2.2%)	260 (7%)	76%	21%	2%
River Dee (Cults)		£1,020,000	35%	9%	56%	4	96 (0.9%)	22 (4.9%)	22%	62%	16%
River Dee (Peterculter)		£1,370,000	67%	0%	33%	17	219 (13.8%)	2 (2.9%)	20%	67%	13%
		£22,390,000				344					
Aberdeenshire	18										
Banff Coastal (Banff)		£2,900,000	15%	25%	60%	39km2	286 (6.2%)	52(14%)	9%	85%	5%
River Devron (Huntly)		£1,330,000	66%	0%	34%	20km2	163 (6.8%)	17 (6.9%)	11%	86%	3%
River Devron (Turff)		£390,000	48%	0%	52%	32km2	25 (1.3%)	12 (6.3%)	19%	78%	3%
Buchan Coastal (Ellon)		£460,000	64%	3%	33%	75km2	32 (1.9%)	12 (5.3%)	15%	85%	0%
Buchan Coastal (Peterhead)		£870,000	11%	50%	39%	32km2	58 (.6%)	19(2.6%)	24%	73%	0%
Buchan Coastal (Fraserburgh)		£540,000.	8%	49%	43%	40km2	37 (0.6%)	12 (2.3%)	10%	83%	7%
Buchan Coastal (Newmachar)		£290,000.00	19%	0%	81%	10km2	42 (2.5%)	1 (1.9%)	32%	55%	9%
River Ythan		£700,000.00	67%	0%	33%	53km2	99(3.6%)	3 (3.1%)	17%	83%	0%

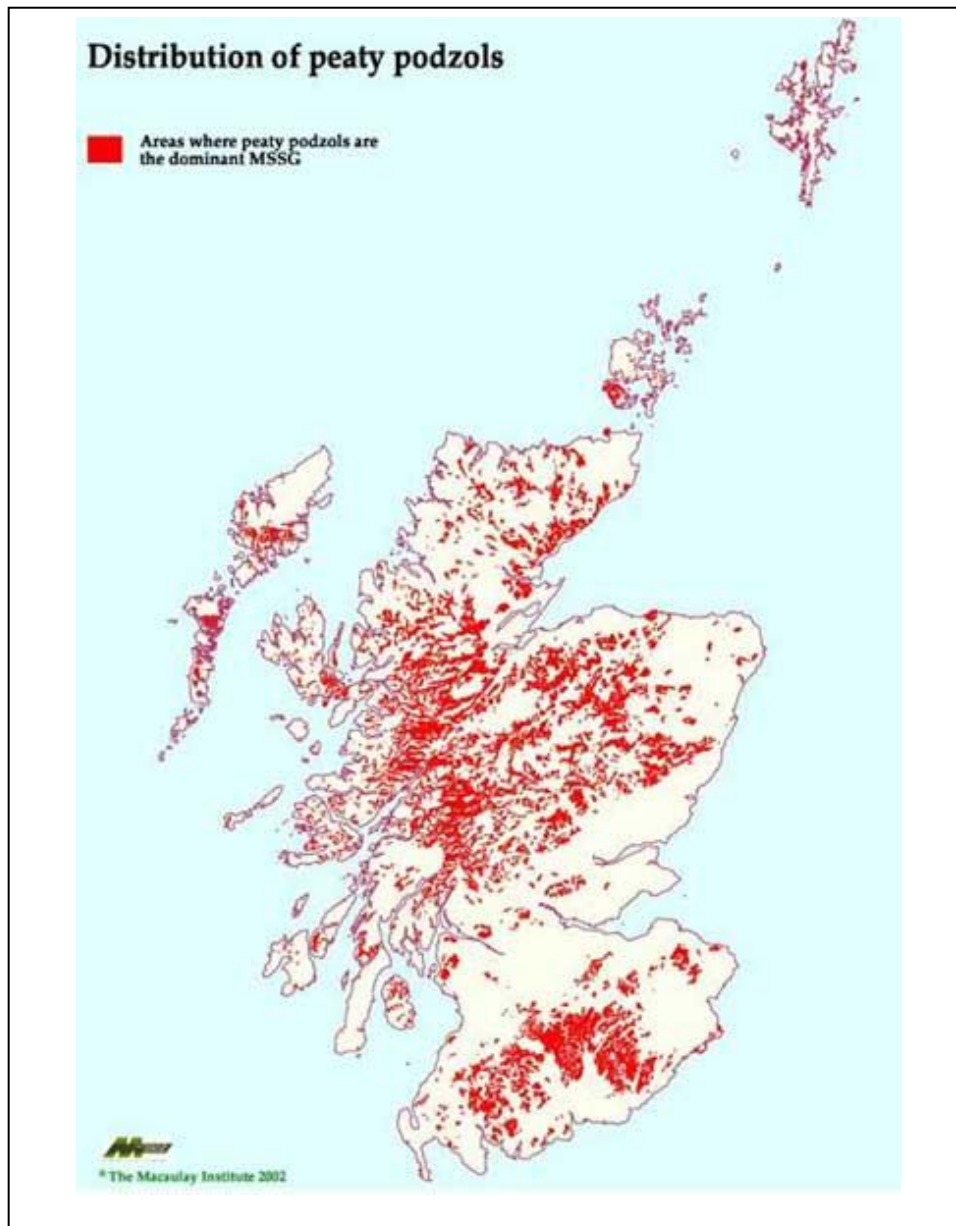
(Ellon)											
River Ythan (Methlick)		£610,000.00	44%	0%	56%	8km2	41 (12.3%)	15 (38.5%)	0%	92%	8%
River Don (Strathdon)		£300,000.00	55%	0%	45%	28km2	12 (15%)	8 (34.8%)	0%	32%	68%
River Don (Port Elphinstone/Kintore/ Inverurie)		£1,930,000.00	60%	0%	40%	4km2	239 (3.6%)	20 (3.4%)	7%	86%	7%
River Dee (Ballater)		£1,310,000.00	77%	0%	23%	54km2	181 (18.6%)	13 (8.9%)	14%	23%	63%
River Dee (Westhill)		£350,000.00	16%	0%	84%	36km2	42 (1.4%)	4 (1.7%)	11%	80%	9%
River Dee (Aboyne)		£1,020,000.00	33%	0%	67%	77km2	107 (7.8%)	19 (10.3%)	1%	49%	49%
Kinkandine and Angus Coastal (Stonehaven)		£4,080,000.00	0.36	0.55	0.09	21km2	456 (8.6%)	65 (15.2%)	4%	77%	16%

Appendix 3 Map Based Information

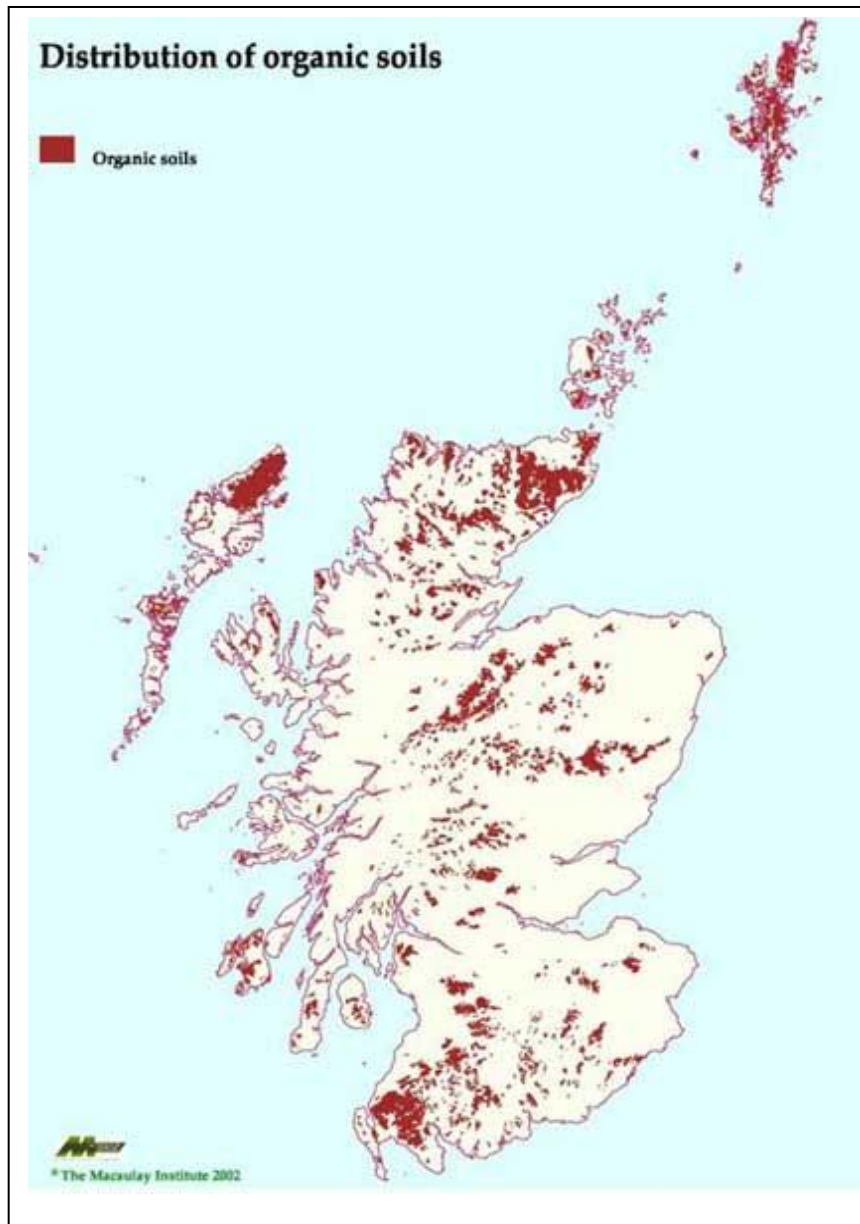
Major Soil Sub- Groups



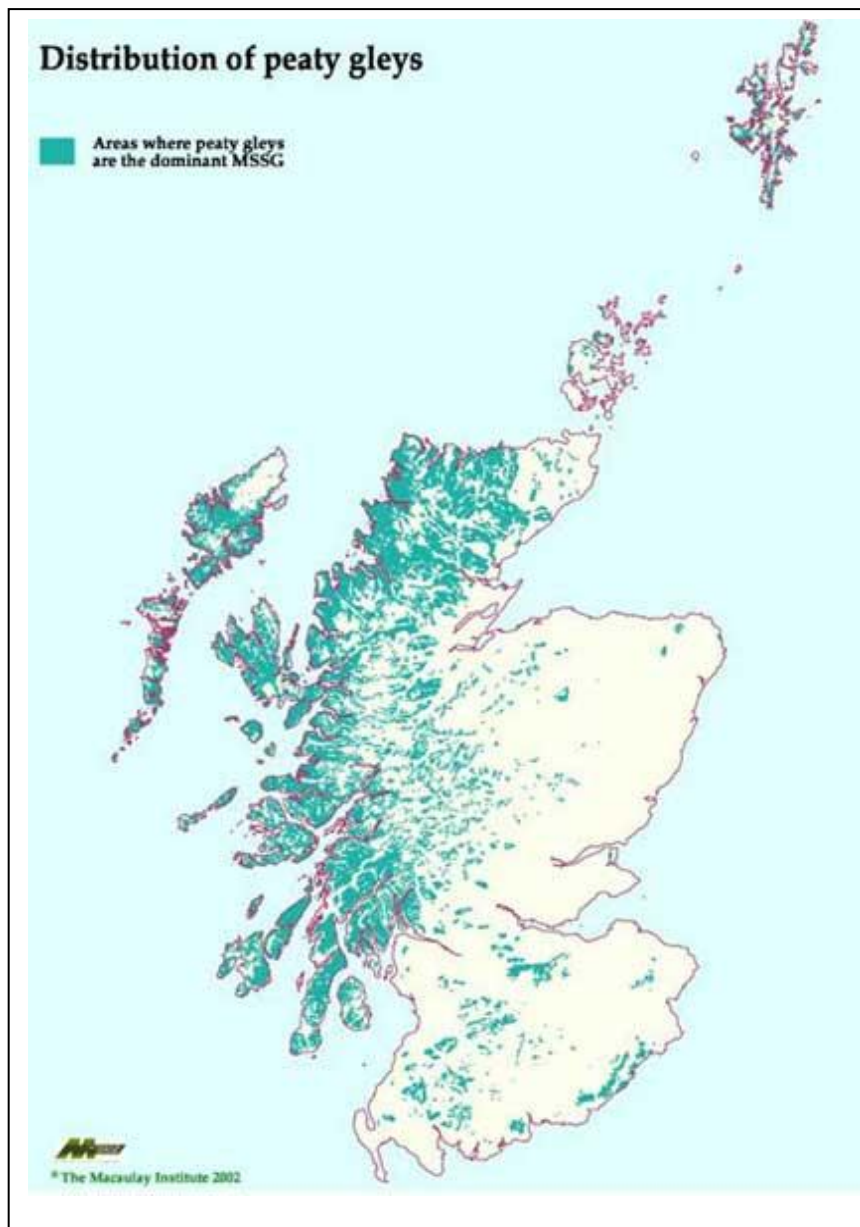
Peaty Podzols



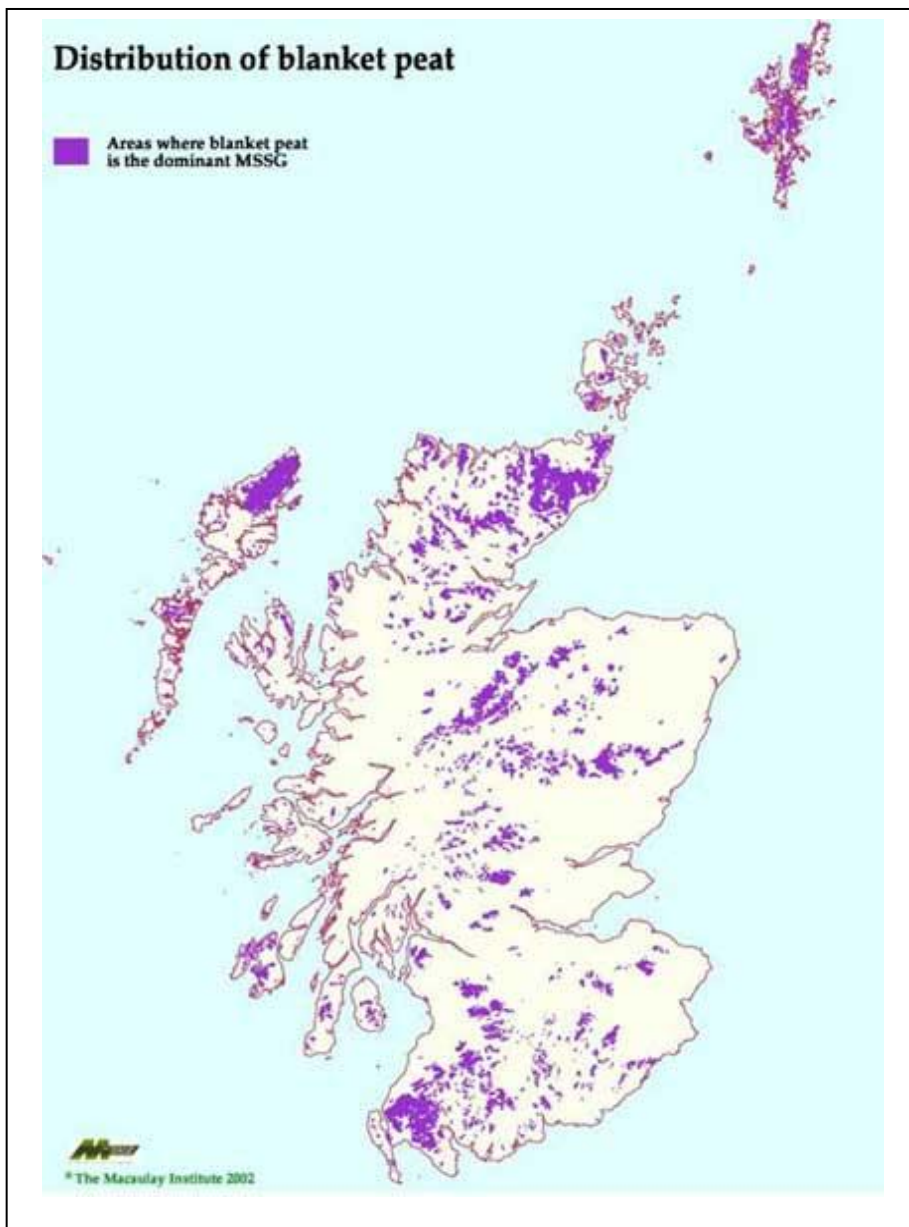
Organic Soils



Peaty Gleys

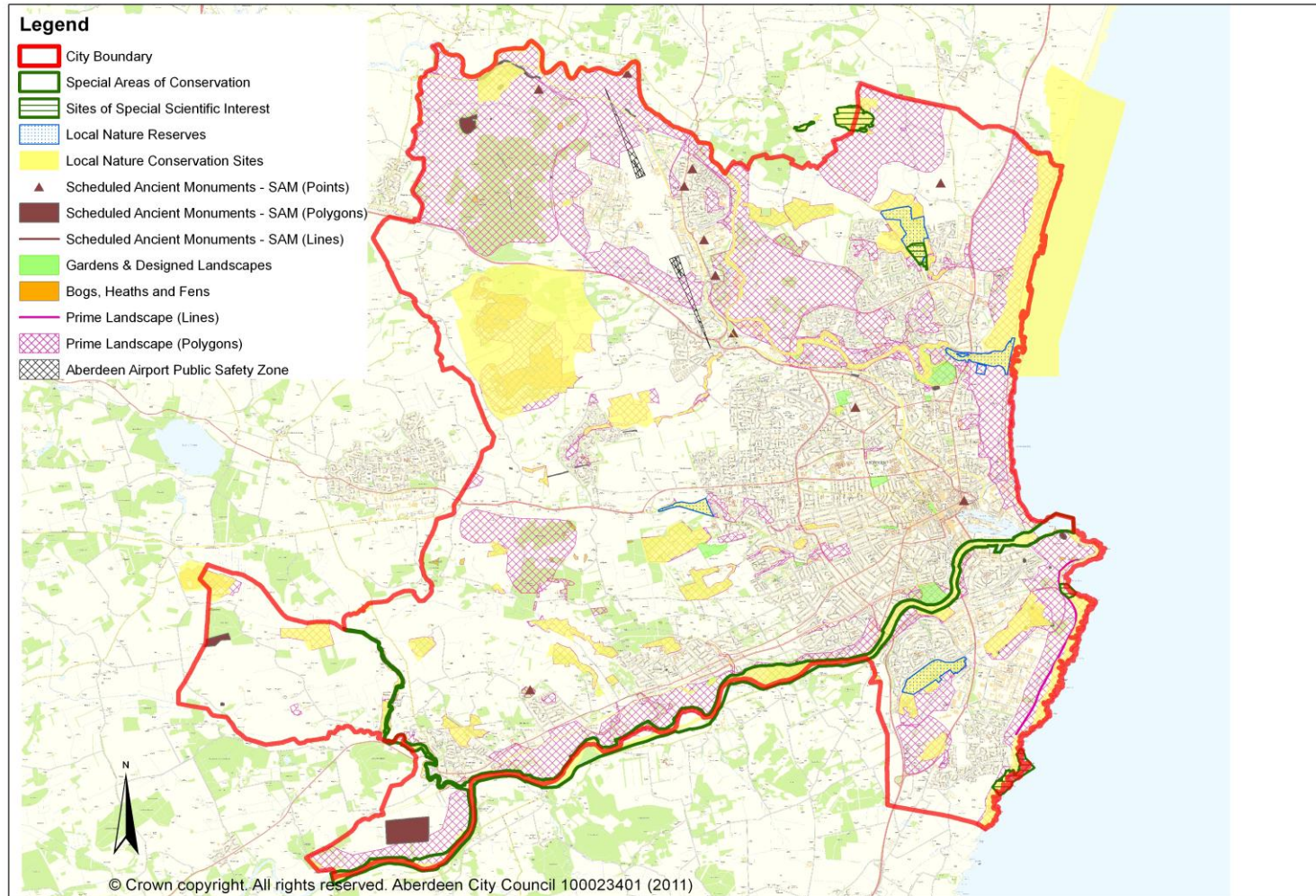


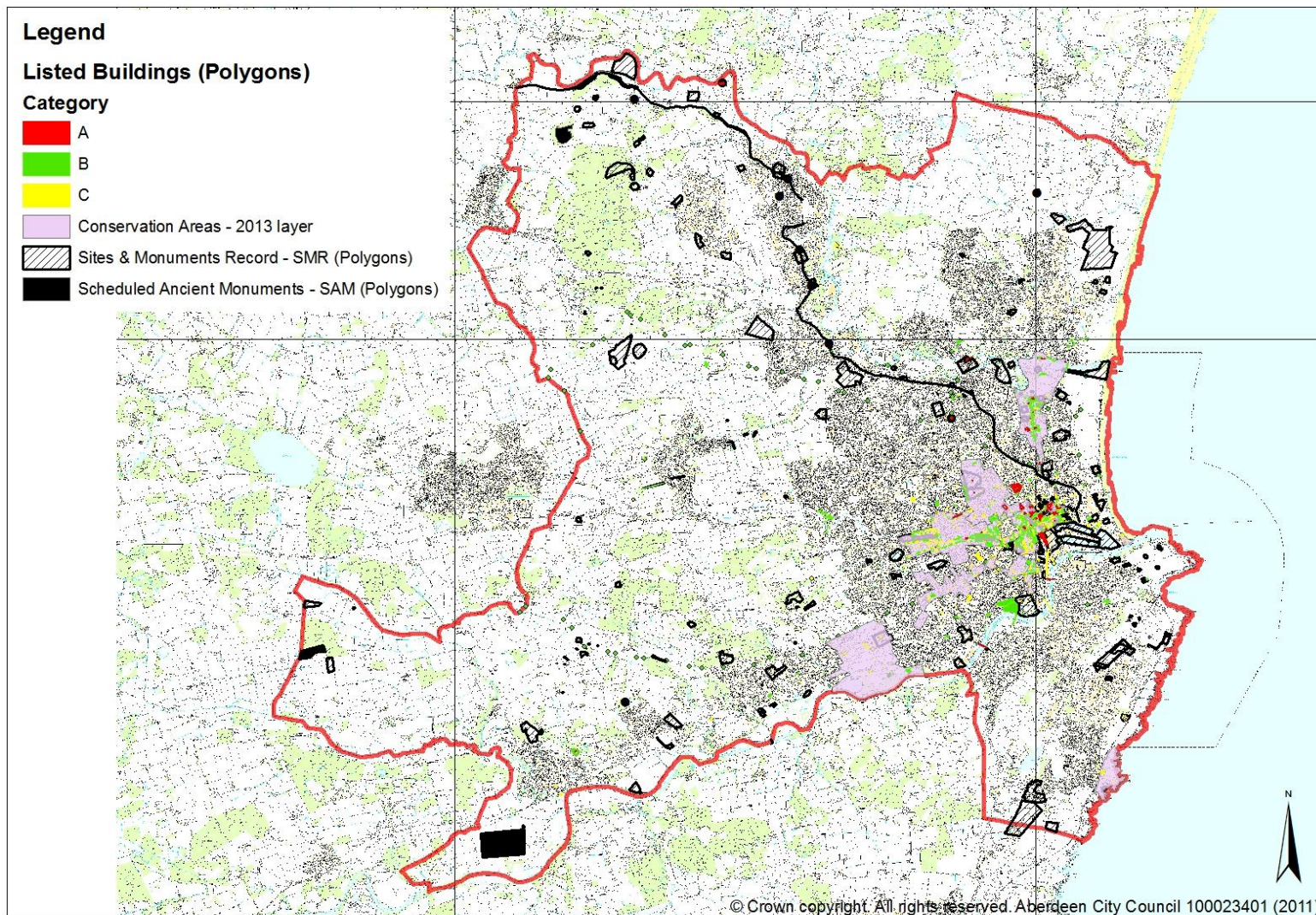
Blanket Peat



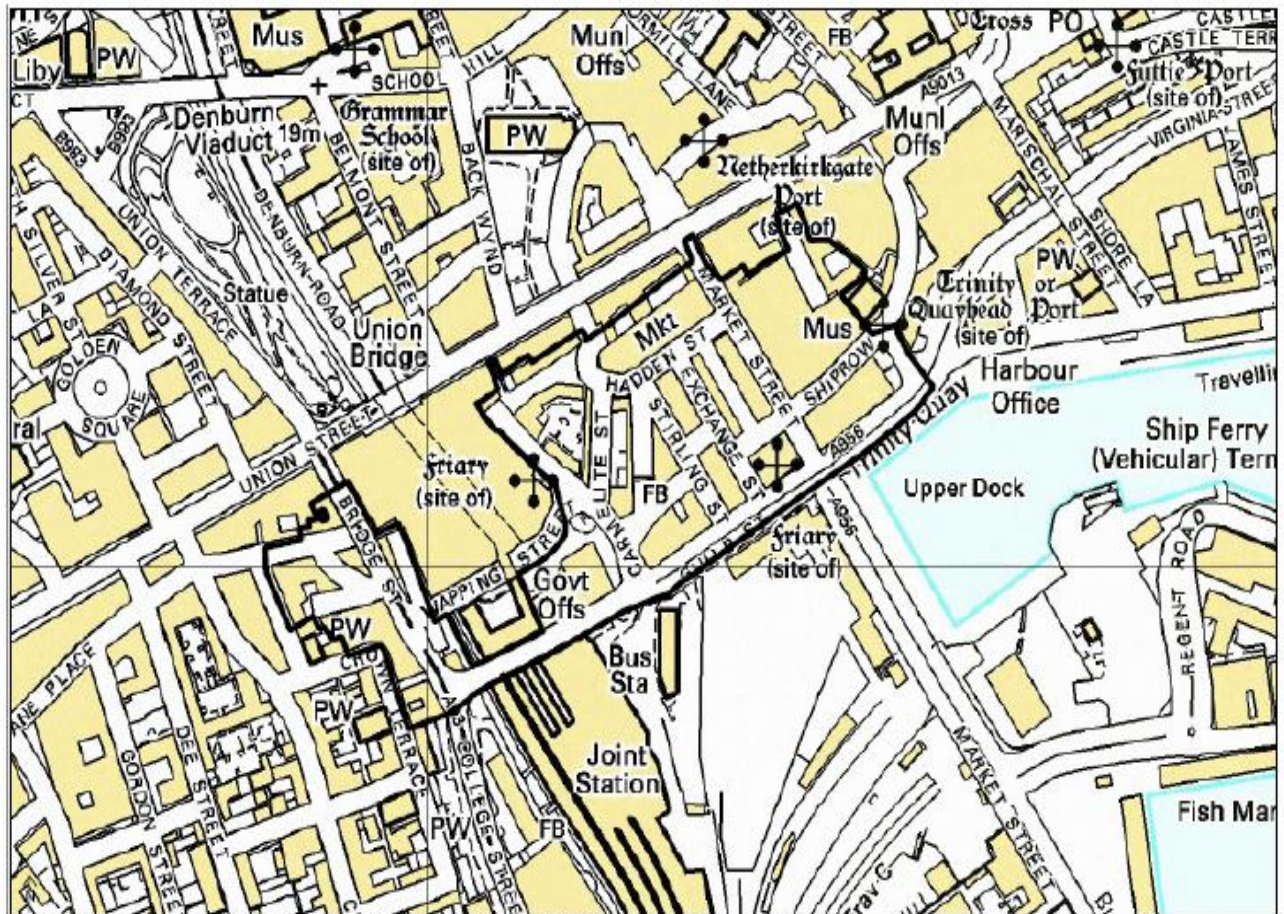
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Built and Natural Environmental Features





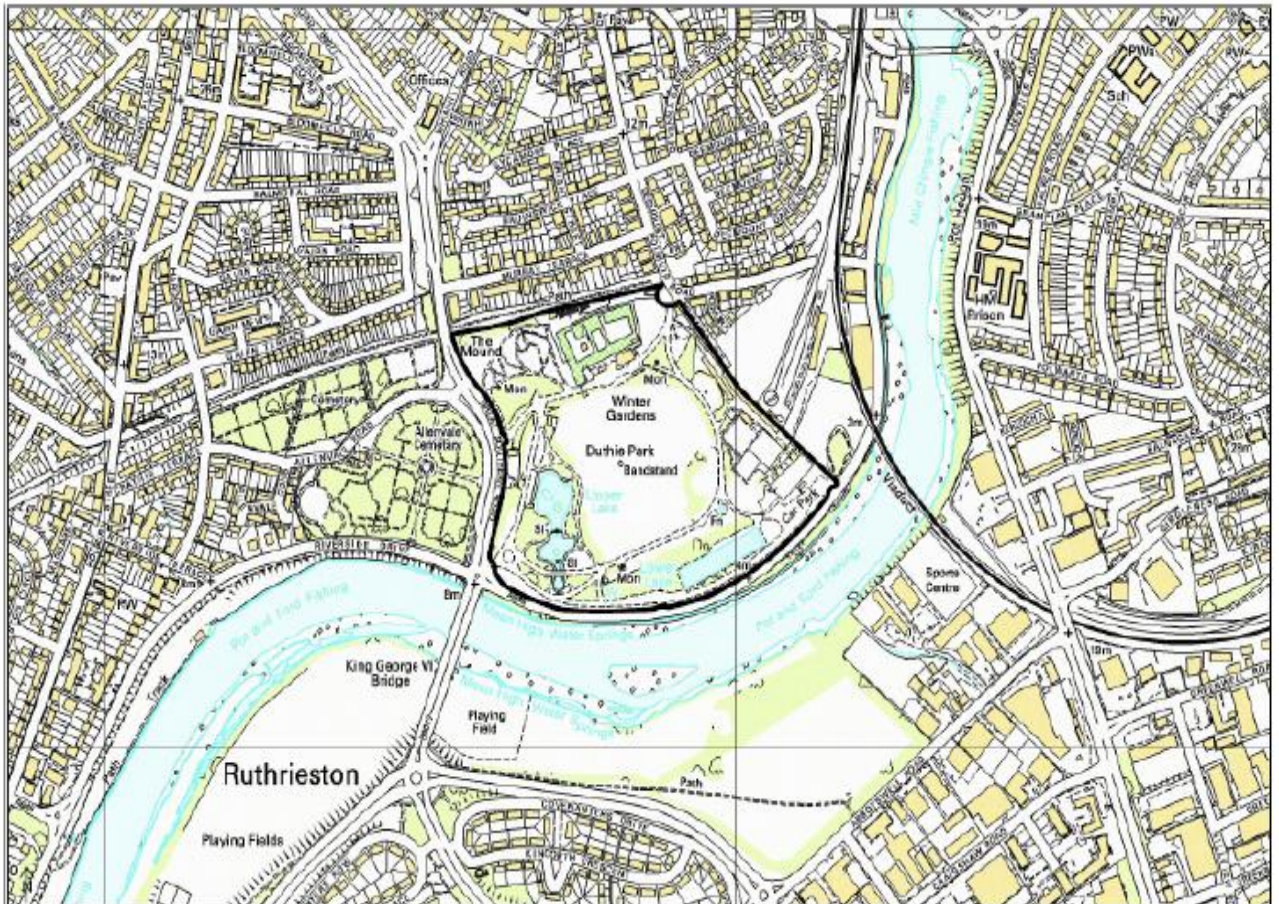
The Green Townscape Heritage Area



Scale: 1:5000
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Aberdeen City Council - Townscapes 'The Green'

Duthie Park Designed Landscape



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Aberdeen City Council - Designed Gardens and Landscapes 'Duthie Park'

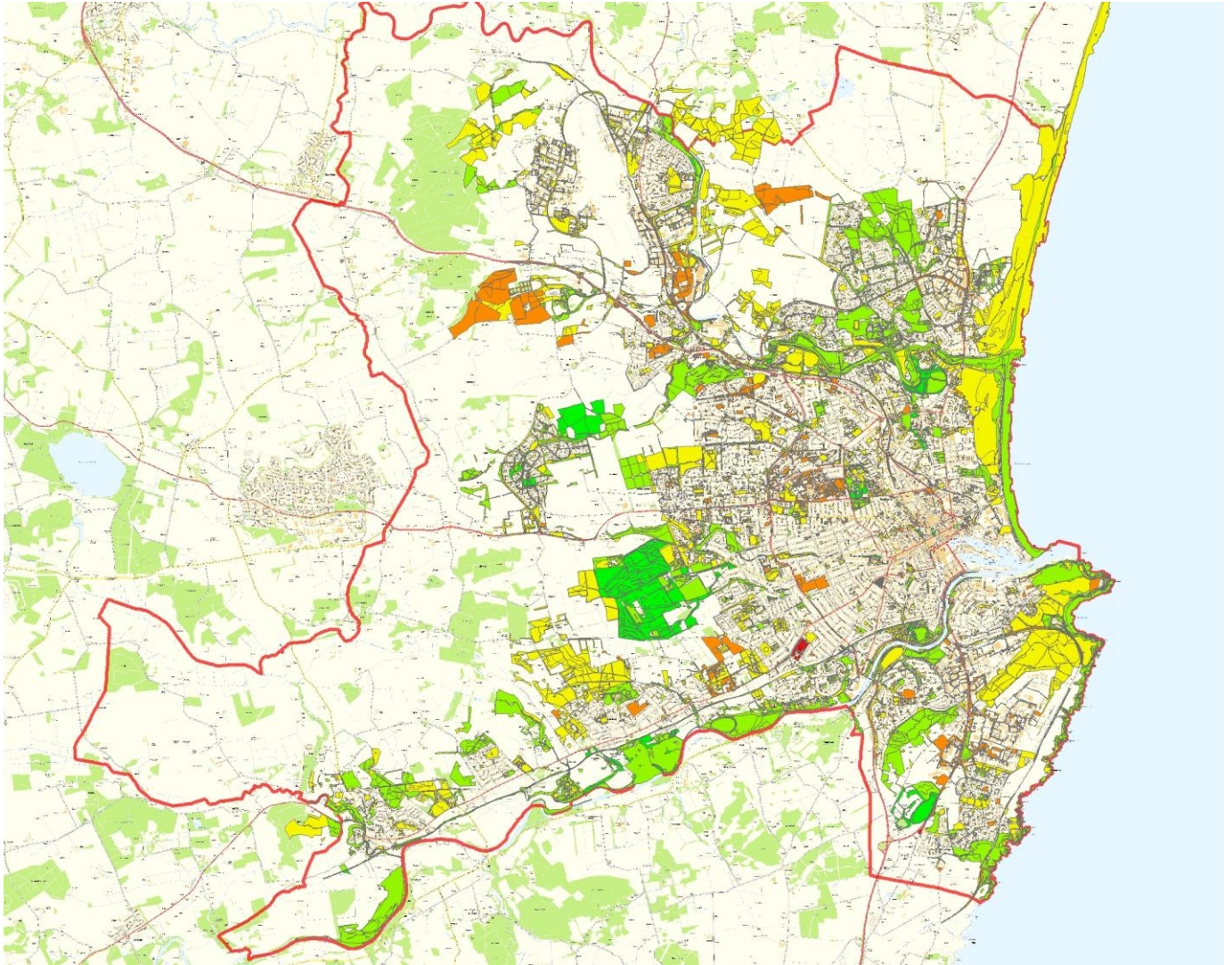


Vacant and Derelict Land
Survey Sites 2012

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Open Space Audit 2012- Quality of Open Spaces

(Green= highest quality; red= lowest quality)



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Appendix 4 Greenfield Sites

Assessment of Greenfield Development Options				
Site	Topic	Score	Comment	Mitigation
<p>General Greenfield Assessment</p> <p>This assessment is of a generic greenfield site. The assessments of each individual site highlight where its specific circumstances differ from the generic assessment.</p>				
General Greenfield Assessment	Biodiversity	-	<p>The development of a greenfield site is likely to have long-term, irreversible adverse impact on the variety and abundance of native wildlife through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.</p> <p>Where present, development is unlikely to safeguard the conservation objectives and qualifying features of any international, national or locally important designated site that may be present (where present these are highlighted in individual assessments), unless required to do so through mitigation.</p> <p>Greenfield sites which fall within the River Dee catchment area and may have a negative impact on the conservation objectives and biodiversity of the SAC due to the pathway between the site and the River Dee. These sites are highlighted within the individual assessments. Greenfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee; this has been determined through the Strategic Development Plan and the effects on the conservation objectives of the SAC will be assessed in a Habitats Regulations Appraisal.</p> <p>A greenfield development site provides a valuable habitat and development is not likely to maintain and enhance the populations of protected species which may be present, or their habitats and resting places unless required to do so through mitigation (specific impacts are identified).</p>	<p>Appropriate Assessment and EIA will be required where a proposal is likely to affect the River Dee SAC.</p> <p>Ecological assessments will be required where a development is likely to affect a designated site or protected species. Bat surveys will be required where bats are suspected.</p> <p>Masterplanning of new developments will determine the location and extent of GSN in these areas. GSN policy will be applied so that proposals ensure habitat links are maintained and enhanced.</p> <p>Watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, opportunities to reinstate them as</p>

			<p>Development of greenfield sites provides an opportunity to enhance green networks and habitat networks, but in developing a site there will be barriers created and some existing networks may be lost resulting in habitat fragmentation.</p> <p>Development of greenfield areas will result in the loss of trees, woodland, field margins and hedges.</p> <p>Where present, proposals do not automatically protect and promote watercourses</p>	<p>open watercourses will be explored, which would enhancing their biodiversity value. This policy should be maintained in the next LDP.</p> <p>Requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee.</p> <p>Trees can be protected by altering site boundaries or layouts to maintain areas of important or protected trees.</p>
Air	-	<p>There will be a short term negative impact on air quality during construction due to the release of particulate matter (dust).</p> <p>Development of a greenfield site is likely to increase traffic into the built up area and therefore have a long term impact negatively on air quality through vehicle emissions.</p> <p>In general, development does not increase the population directly affected by any Air Quality Management Area, which cover a very small area in Aberdeen. Where relevant this is highlighted in the individual assessments.</p>	<p>Air quality policy states that planning applications which have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed.</p> <p>Walking, cycling and public transport improvements, including developer contributions where necessary.</p>	
Climatic Factors	-	<p>Greenfield development is likely to be in peripheral locations where sustainable and active travel is more difficult to achieve and development is likely to lead to increased congestion and is unlikely to encourage the use of public transport.</p> <p>Greenfield sites have the potential to maximise passive solar gain as there</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p>	

		<p>are fewer constraints. There is generally not adequate shelter from winds.</p> <p>New buildings are more efficient than the existing stock of buildings, however the operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water.</p> <p>There are areas around Aberdeen that are at risk from flooding and there are smaller watercourses that could result in a flood risk. As more land is developed in Aberdeen, there is greater pressure to build on sites that may be affected by flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures, particularly upstream.</p> <p>Sites close to areas currently identified as being at risk of flooding on SEPA's flood maps may be vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events. Any areas at risk of flooding, or close to areas at risk of flooding, are highlighted in individual assessments.</p>	<p>New developments and buildings should be sited and oriented so as to maximise the benefit from passive solar gain and shelter from winds.</p> <p>[For site specific flooding and drainage mitigation, see individual assessments]</p>
Soil	-	<p>The development of a greenfield site is likely to have short term adverse affects on soil through erosion, desegregation and compaction.</p> <p>Development may also result in the release of substances during construction that could potentially contaminate the soil. Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.</p> <p>Greenfield development will avoid the development of prime quality agricultural land, of which there is none in Aberdeen.</p> <p>Greenfield development does not encourage the redevelopment of brownfield land.</p> <p>Any development on peat soil could affect the ability of the soil to store carbon and therefore have a detrimental effect on CO2 emissions. The development of peat soils is likely to worsen Carbon Dioxide and Nitrous Oxide emissions. There is limited known peatland in Aberdeen City and in general there will be no impact- where there is an impact this would be</p>	<p>Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.</p> <p>LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.</p> <p>Policy states that landfill is the option of last resort for waste. The plan will also support the provision of new waste facilities as required by the Zero Waste Plan and Aberdeen Waste Strategy.</p>

			<p>highlighted in the individual assessments.</p> <p>The development of greenfield sites will protect any sites identified as important for geodiversity and LNCS identified for geological or geomorphological value, although there are very few of these in Aberdeen (highlighted in the individual assessments). In general proposals do not seek to encourage greater understanding of geodiversity features.</p> <p>All new development is likely to increase the amount of waste produced, both during the construction phase and household/commercial waste from the development itself.</p> <p>It is likely that some of this increase in waste will be sent to landfill, however adequate facilities and collections services will require to be in place to ensure that as much as possible is recycled. This should be ensured through mitigation.</p>	
	Water	-	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. The development of a greenfield site is likely to release water borne pollution into watercourses, groundwater and reservoirs if present.</p> <p>Development will also increase the amount of surface water run-off into water bodies.</p> <p>The development of a general greenfield site will avoid an increase in development that physically impacts upon a watercourse or coastline. Where watercourses or coastlines are impacted, this is highlighted in the general assessments.</p> <p>Physical infrastructure capacity will be assessed and required to be increased as appropriate before new development is connected to it.</p> <p>All new greenfield developments should require to be connected to the public</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be a policy requiring all new developments to install water-saving technologies to help minimise abstraction from the River Dee.</p> <p>Drainage Impact Assessments will be required to be submitted with applications for development , with provision for SUDS made where appropriate.</p> <p>[For watercourse mitigation, see individual assessments]</p>

			sewerage system, and are required to make appropriate provision for SUDS. This should be clarified through mitigation.	
Landscape	-	<p>Greenfield development will also safeguard any designed landscapes or areas identified for landscape quality.</p> <p>It is likely that development of a general greenfield site will have a permanent and negative affect on the landscape setting of the city. However, this may be particularly significant in some locations that are especially prominent across the whole city. Where relevant, this is highlighted in the individual assessments.</p> <p>Greenfield development is likely to have a negative affect on landscape features, setting and character, including any geological features which may be present. The nature of land use in the area will be changed and displaced. Similarly, the land cover will be reduced through development. The relationship between land forms and land use, field pattern and boundaries as well as buildings and structures will change. Moreover, one's experience of the landscape is likely to change, in terms of openness, scale, colour, texture, visual diversity, line, pattern.</p> <p>Where there are degraded or derelict parts of the greenfield site, these will be improved through new development.</p> <p>In general greenfield development has the potential to result in coalescence of settlements and/or urban sprawl. Development in the coastal area will impact on the undeveloped coastal environment.</p>	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Any sites which occupy an especially visible and prominent location within the context of the whole city will not be allocated.</p>	
Population	+	<p>Where a site is proposed for housing, development is likely to have long-term positive effects meeting housing demand. However, it can not be taken for granted that housing will be provided that supports the needs of an aging population, those people in housing need that can not afford private housing , students and families. It can also not be presumed that development will meet other particular needs such as people with disabilities or Gypsies & Travellers. Redevelopment of brownfield sites may also contribute to the regeneration of an area. The development of greenfield sites for employment use will promote economic growth through the provision of new jobs.</p>	<p>Policy to require a set percentage of affordable housing in every new development will enhance positive population effects.</p> <p>Masterplanning process also ensures that larger developments accommodate an appropriate mix of house types and sizes to provide</p>	

				<p>choice and flexibility in meeting needs and demands.</p> <p>Policy also requires provision for Gypsies and Travellers to be made in certain parts of the city.</p>
Human Health	+	<p>Greenfield development should safeguard the quantity and quality of existing open space and may also be required to make contributions towards the improvement of existing open space. This should be specified through mitigation measures.</p> <p>Within larger greenfield developments, there is likely to be a positive impact on human health as a result of new provision of quality open space and recreational facilities, however this may be limited within smaller greenfield developments.</p> <p>Attempts will be made to establish and enhance links between new residential areas and local facilities and recreation, with any severed links replaced/mitigated.</p>	<p>Qualifying developments will be required to make provision for new open space as appropriate through policy.</p> <p>[For site-specific human health mitigation, see individual assessments]</p>	
Cultural Heritage	+/-	<p>Greenfield development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places.</p> <p>There may also be negative effects on other non-designated built heritage features such as historic landscapes, historic buildings, townscapes, parks, gardens, landscapes and features as well as the context or setting in which they sit, and the patterns of past use and landscape.</p> <p>The planning and design of developments which are in keeping with existing settlements in terms of design, layout, material and quality are likely to have long term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term.</p>	<p>Proposals affecting Conservation Areas or Listed Buildings will require prior consent and will only be permitted where they comply with SPP.</p> <p>New development may also provide opportunities to enhance the setting of any heritage assets present.</p> <p>Architecture and Placemaking policy require all new development to have due consideration for its setting.</p> <p>[for site specific heritage mitigation,</p>	

				see individual assessments]
	Material Assets	+	<p>The development will provide housing and employment opportunities as well as access to community facilities for the people of Aberdeen, to meet identified needs. The development of new employment land also promotes economic growth and provides jobs.</p> <p>The creation of new material assets in association with larger greenfield developments is likely to include social infrastructure (schools, housing, healthcare facilities); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure, energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); tourism and recreation (caravan and camping sites); telecommunication infrastructure (telephone masts, satellite television and broadband); and waste management infrastructure (waste collection, transfer stations and composting facilities).</p> <p>There may be an impact upon school rolls associated with new residential development. This may be either positive in terms of supporting schools with low rolls or negative in terms of placing extra demand for places on schools with limited capacity to accommodate them. Where relevant impacts are highlighted in the individual assessments.</p> <p>Other factors relating to material assets, such as adequate space for kerbside collection or recycling facilities should also be ensured.</p> <p>Greenfield development is less likely to be close to existing paths than developments in urban areas and new provision will be required.</p> <p>Greenfield development has the potential to improve access to natural and built assets depending on its location, this should be ensured though mitigation.</p> <p>Development will safeguard core paths and rights of way and enhance links between paths, this should be ensured though mitigation.</p>	<p>Where there will be a negative impact on existing infrastructure, developer contributions may be required as appropriate.</p> <p>[for site specific material assets mitigation, see individual assessments]</p>

Preferred Greenfield Development Options- New Development Bids 2013

These are sites which have come forward as new development bids, and have been identified as preferred options in the Main Issues Report.

B1002 Grove Nursery

B1002 Grove Nursery	Biodiversity	-	This site is located within the River Dee Catchment. Bats are recorded close to the site as is Wych elm.	
	Air	-	As per general greenfield assessment. Development of a garden centre is likely to increase traffic into this area and may have a long term impacts on air quality through vehicle emissions.	
	Climatic Factors	-	There is a smaller watercourse that runs through this site that could result in a flood risk. There was a flood of the nursery buildings in 2001 due to a blocked channel.	
	Soil	+/-	This is the site if a former plant nursery present from circa 1925. Potential for contamination is low, but it would be necessary to carry out a risk-based site investigation.	
	Water	-	A culvert runs through the site, although the proposed treatment of this is unclear at present.	
	Population	0	There is minimal impact on the population as a result of a development of a garden centre.	
	Cultural Heritage	-	There could be long-term and permanent negative affects on the site/setting of Hazlehead Park, which may weaken the sense of place.	

B0302, B0307 Westfields (Woodend Hospital West)

B0302, B0307 Westfields	Biodiversity	-	There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. Development is unlikely to safeguard the conservation objectives and qualifying features of the locally important designated site that is present – the Den of Maidenraig LNCS.	
	Climatic Factors	--	Part of this site is at risk of flooding. Development in this area will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures.	The proposer has indicated this may be used as a naturalised sensory garden
	Population	+	This proposal is for a specialist children's healthcare facility.	
	Cultural Heritage	-	The development will impact slightly on the setting of the surrounding listed buildings of the hospital and the view from the north west.	
	Material	++	Development will provide a new city-wide respite facility for children and their	

	Assets		families.	
B0905 Woodend Farm (site 1)				
B0905 Wood. Farm (site 1)	Biodiversity	--	The majority of the site is covered by SNH Ancient Woodland designation. The south east of the site is covered by the Peterculter LNCS. The site is located within the River Dee Catchment Area. The presence of bats has also been recorded on this site.	Green Space Network designation to cover the part of the site which is LNCS. Bat surveys with appropriate mitigation will be required as part of any future planning application.
	Cultural Heritage	0	There will be no loss or disruption to built or cultural elements. However, it is noted that the site is adjacent to Tillyoch Farm which is on the Sites and Monuments Record.	
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Culter Academy. There is capacity at Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.	
B0904 Woodend Farm (Site 2)				
B0904 Wood. Farm (site 2)	Biodiversity	-	There is an LNCS adjacent to the north. This site falls within the River Dee catchment area. The presence of bats has been recorded on the site.	
	Cultural Heritage	0	There are no built or cultural heritage features on this site to be affected.	
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Culter Academy. There is capacity at Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.	
B0913 Malcolm Road (east)				
B0913 Malcolm Road (East)	Biodiversity	-	The majority of the site is designated as SNH Ancient Woodland; although it has been felled this designation remains valid. There have been a number of recorded sightings to bats in and around the site. Red Squirrel and Wych Elm have also been recorded on the site. Site is within River Dee SAC catchment.	
	Climatic Factors	-	It is noted that there is an open water course to the north west of the site which may be vulnerable to flooding in future.	
	Water	-	No watercourses on the site, although there is an open watercourse to the north west of the site. It is unclear how this will be treated as part of the development.	
	Cultural Heritage	0	No loss or disturbance of built or cultural elements.	
	Material	+	The site is zoned to Culter Primary and Culter Academy. Culter Primary has	

	Assets		sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.	
B0914 Mid Anguston				
B0914 Mid Anguston	Biodiversity	-	Mid Anguston is no longer designated as a District Wildlife Site as a result of the recent review, but is still important in terms of habitat. Site falls within River Dee SAC Catchment.	
	Soil	-	The west boundary of the site is adjacent to land previously used for general quarrying (1869) and (1901) low level contamination may be expected which may be remediated by development.	
	Cultural Heritage	0	Development would result in no loss or disturbance of built or cultural elements.	
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. There are no capacity issues in Peterculter Primary, however Cults Academy is forecasted to exceed capacity in 2019.	
Preferred Development Options- Existing Greenfield Allocations				
These are sites which are already allocated in the adopted 2012 LDP and we propose to carry them forward into the next Local Development Plan.				
OP25 Dubford				
P25 Dubford	Biodiversity	-	This site is predominantly agricultural land – Improved Grassland and Arable. Some mature trees towards the north of the site, around the farmhouse, are protected by a Tree Preservation Order (27).	
	Climatic Factors	--	The site is Flood risk category B and water courses are present on the site, meaning there is a potential negative impact water quality as a result of development and the site may be vulnerable to future changes in climate.	Through masterplanning, any areas of flood risk should be maintained as Green Space Network, with watercourses maintained as a naturalised channel with appropriate buffer strips. Policy will require Flood Risk Assessment to be carried out.
	Soil	+/-	Development would enable the remediation of contaminated land at the Dubford Brickworks site, improving soil quality meaning the overall impact on soil is mixed	

OP2 Murcar				
OP2 Murcar	Biodiversity	-	Balgownie/Blackdog Links District Wildlife Site lies to the east of the site. There are Wych Elm present – a North East Local Biodiversity Action Plan Species. Badger has been recorded at this site.	
	Climatic Factors	-	A water course is located to the north west of the site and the surrounding area is at risk from flooding (category B), potential negative impact on climate as a result of development.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Policy will require Flood Risk Assessment to be carried out.
	Landscape	-	There is the potential loss of land identified as Undeveloped Coastal Management Area as well as views to the coast – the coastal strip is identified as a primary landscape in the Landscape Strategy would result in a negative impact on landscape.	
OP10 East Woodcroft North				
OP10	Biodiversity	-	There is Wych Elm in the west of the site – this species is a North East Local Biodiversity Action Plan Species. Scotstown Moor/Perwinnes Moss SSSI and DWS lie to the east of the site.	
OP12 Grandhome				
OP12 Grandhome	Biodiversity	-	There are a number of Local Nature Conservation Sites that border the site (Grandholme Moss, Stoneyhill Wood and River Don), meaning there is therefore a potential negative impact on biodiversity	
	Climatic Factors	--	Site is Flood risk category C and D and there are potential negative impacts on water quality and the development may be vulnerable to changes in climate.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Policy will require Flood Risk Assessment to be carried out.
	Landscape	-	Landscape impacts would be high if not sensitively treated as it is a highly visible site.	

	Cultural Heritage	-	There are some historical features on-site and there may be a slight negative impact on cultural heritage. Henge at Whitestripes Farm is a Scheduled Ancient Monument. School and burial ground on SAM record close to Whitestripes Cottage.	
OP135 Woodside				
OP135 woodside	Biodiversity	-	Inverness – Kittybrewster Railway line 100m from site at closest point; River Don LNCS situated 250m north of the site boundary at its closest point. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river and development may have significant impacts on biodiversity.	
	Climatic Factors	--	The land to the north of the site is identified as being at risk of flooding on SEPA website.	The area at risk from flooding is identified as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. This means any areas at risk of flooding should be avoided. Policy may also require a flood risk assessment. <i>Following the Examination into the LDP, the Reporter concluded that, on the basis of the site topography, she was satisfied that that the proposed new housing areas are several metres above the river level. She concluded that flood risk to the site will merit some consideration as part of the Development Management process and could also be dealt with through the addition of suggested text to the relevant section of Appendix 2.</i>
	Soil	+/-	Potential contamination on part of the site related to gas manufacture & distribution therefore mixed impact on soil with some positive impacts due to remediation.	

	Population	+ +	Proposal includes an allowance for a 50% affordable housing contribution which will have a positive affect on population.	
	Human Health	-	Development may result in the loss of sports pitches although proposal suggests that the pitches would be upgraded as a result of development in the area.	
OP21 Land Adjacent to Manor Walk				
OP21	Soil	-	Potential contamination associated with the caravan site.	
	Human Health	--	Development would result in the loss of open space and there may be negative impacts on human health.	Policy will require that replacement pitches are provided in an equally accessible location.
OP30 Rowett South				
OP30 Rowett South	Biodiversity	-	Proposal could impact on biodiversity with potential impact on the Three Hills Local Nature Conservation Site which is in close proximity to the site the site and other possible habitats, therefore potential negative impact on biodiversity.	
	Climatic Factors	--	This site is a flood risk category D site and it could be vulnerable to future climate changes.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessment may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained.
	Soil	-	Area of filled ground that runs east to west.	
	Landscape	-	Development may impact negatively on the setting of Brimmond Hill and result in negative affects on landscape.	
	Cultural Heritage	-	Listed March Stones on site and Newhills Parish Church.	
	Material Assets	+	The site is also close to areas identified as having poorer quality open space, meaning that the development has scope to improve this.	
OP26 and OP29 Craibstone				

OP26 Craibstone North and Walton Farm OP29 Craibstone South	Biodiversity	-	The woodland along the Gough Burn and in the centre of the southern site is part of the ancient woodland overlay. There is extensive woodland cover on the southern site and along the Green Burn in the northern area and at the Mill of Craibstone. There are records of Red Squirrel, Badger and a variety of birds that are listed on the Scottish Biodiversity List.	
	Climatic Factors	--	There are watercourses running through the site, category B and D flood risk, and it could be vulnerable to future climate changes.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained.
	Material Assets	+	The site is also close to areas identified as having poorer quality open space, meaning that the development has scope to improve this.	
OP42 West Huxterstone				
OP42 W. Huxterstone	Climatic Factors	-	Site is a flood risk category D and may have a negative impact on climate	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained.
OP45 Greenferns				
OP45 Greenferns	Biodiversity	--	Development could have a significant impact on the Bucks Burn LNCS in close proximity. There are also smaller areas of Wet Woodland (Priority Habitat), Pond (Priority Habitat), Lowland Mixed Deciduous Woodland	Ecological assessment to be required where development is likely to affect a designated site or

			(Priority Habitat), Lowland Birch Woodland (NELBAP habitat), Scrub Woodland (NELBAP habitat), Mixed Woodland and Neutral Grassland. There is also Wych Elm present which is a North East Local Biodiversity Action Plan Species.	protected species.
	Climatic Factors	-	Site is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate.	The Bucks Burn should be maintained as a natural watercourse, with riparian buffer strips protected in accordance with policy. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained.
	Landscape	-	There is potential that the development will have cumulative effects on the primary landscape and potentially damage green linkages between Northfield and Kingswells.	Through the masterplanning process, sensitive site layout, siting and building orientation along with tree screening will help to mitigate landscape impact. Regard for the Green Space Network should also help to protect important linkages between Northfield and Kingswells.
OP28 Rowett North				
OP28 Rowett North	Climatic Factors	-	The site is a Flood Risk Category B and D and may be vulnerable to the effects of climate change in future.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained.

	Water	--	The Green Burn runs through the site and development could physically impact on the water course.	Policy will contain a presumption against excessive engineering or culverting, with natural treatment preferred where possible.
	Cultural Heritage	-	There are some buildings of architectural merit on-site and development may have a negative impact on their setting if not planned and designed sensitively.	
OP31 Greenferns Landward				
OP31 Greenferns Landward	Air	-	This is a very large proposal that would have significant impacts on air, water, material assets, population and human health.	
	Climatic Factors	-	Site is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained.
	Landscape	-	Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill.	
OP43 Maidencraig South East				
OP43 Maidencraig SE	Biodiversity	--	Development would need to be handled sensitively to take into account the Den of Maidencraig LNR. The site is within the River Dee catchment.	
	Climatic Factors	--	The site is a Flood Risk Category B and D and may have a negative impact on climate.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning

				application stage and conditions may specify that small watercourses are regularly maintained.
OP 40 Home Farm/ Prime Four Business Park				
OP40 Home Farm/Prime Four	Air	-	This site is now being developed for a large scale business park development which is likely to result in significant commuter traffic and impact on air.	
	Climatic Factors	-	This site is now being developed for a large scale business park development which is likely to result in significant commuter traffic and impact on climate. Parts of the site are Flood risk category D and blockages within a culverted section of the Den Burn (Aberdeen City Council: 4 th Biennial Flood Report (2003).	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
	Population	+	However, it will also positively affect material assets and population by providing employment.	
	Cultural Heritage	-	Historic Scotland have identified that there may be a significant negative impact on the setting of a scheduled consumption dyke resulting from development.	
OP44 Maidencraig North East				
OP44 Maidencraig North East	Biodiversity	-	Site is within the River Dee catchment. A priority habitat runs along the north eastern boundary, but outwith the site.	
	Climatic	--	Site is a flood risk category B and D site and may have a negative impact on climate.	Any small watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small

				watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
OP58 Countesswells				
OP58 Countesswells	Biodiversity	-	Site is within the River Dee catchment.	
	Climatic Factors	-	Site is flood risk category D and development may have a negative impact on water and climate.	Any small watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
OP134 Peterculter Burn				
OP134 Peterculter Burn	Biodiversity	--	As development would be close to the Culter Burn LNCS, is within the River Dee catchment and the site has Tree Protection Orders, so there is likely to be a significant negative impact on biodiversity. Development may have negative affects on the River Dee Special Area of Conservation and biodiversity.	Policy will require an ecological assessment where a development is likely to affect a designated site or protected species.
	Climatic Factors	--	Development is adjacent to the Culter Burn and areas of the site are at risk from flooding and development may impact negatively on climate and water as a result of this.	Ensure as part of a planning application that the area around Culter Burn is not planned for a 'hard' use, but is naturalised green space.
	Soil	+/-	There will be mixed impacts on soil as the site is currently mostly a brownfield site which was previously a tip and therefore remedial works would improve the soil quality.	Policy will require that site investigation is carried out and contamination remediated as appropriate.
OP60 Culter House Road, Milltimber				
OP60	Biodiversity	-	Site is within the River Dee catchment and the site is bounded by priority habitats to the west, north and east.	

OP61 Edgehill, Milltimber				
OP61	Biodiversity	-	Site is within the River Dee catchment.	
OP62 Oldfold Farm				
OP62	Biodiversity	-	Site is within the River Dee catchment.	
	Climatic Factors	-	Site is flood risk category C and D and development may have a negative impact on water and may be vulnerable to future changes in climate.	Any small watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
OP78 Charleston				
OP78 Charleston	Biodiversity	-	Development is located within the River Dee catchment. Skylark and Swift have been recorded in the vicinity.	
	Air	-	This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate	
	Climatic Factors	-	This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. Development is on a flood risk category D site and could be vulnerable to future climate changes.	Any small watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
	Soil	-	Unknown filled ground onsite and development would require to investigate this resulting in remediation if there is any contamination remaining.	
	Landscape	--	Loss of consumption dykes.	Loss of consumption dykes should

				be minimised wherever possible through planning and design of the development.
OP77 and OP80 Loirston				
OP77 and OP80 Loirston	Biodiversity	--	Kincorth Hill and Loirston Loch are Both Local Nature Conservation Sites and are within or close to the site and development may have significant impacts on biodiversity. Site is within the River Dee catchment.	Green Space Network has been used to prevent development on these areas and a buffer strip has been identified for Loirston Loch.
	Climatic Factors	-	This site is a flood risk category D site, and development would require careful surface water management.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
OP51 Friarsfield				
OP51 Friarsfield	Climatic Factors	--	There is a potential for flood risk on this site.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.

	Landscape	-	There is a risk of development breaching the skyline and having a significant impact on landscape.	
OP69 Expansion Northwards of Aberdeen Gateway				
OP69 Expansion Northwards of Aberdeen Gateway	Biodiversity	-	Site is within the River Dee Catchment.	
	Climatic Factors	-	Category D flood risk this site has a minor watercourse adjacent or running through maybe at medium to high risk of flooding.	Masterplanning for the site should maintain any areas at risk of flooding as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. Flood Risk Assessments may also be required at planning application stage and conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.
	Landscape	-	Development will have a slight negative impact on the landscape setting of the site- this is mainly because the site is open farmland that is clearly visible, however it is not a double minus because there is already development in the area which is similar to what is proposed.	
	Population	-	This additional development does have the potential to positively affect material assets and population through employment.	
	Human Health	+	There would be a positive impact on human health as a result of the football pitches.	
OP102 Energy Futures Centre, South Beach				
OP102 Energy Futures Centre, South Beach	Biodiversity	-	Site falls within the River Dee catchment area.	
	Human Health	--	Development would result in the loss of open space, having a negative impact on human health.	This site is currently a low amenity grassy area that is not well used for recreation
	Material Assets	++	Proposal for Energy Futures Centre will help the local economy diversify to renewable energy by offering both an office for sustainable energy ventures and a tourism destination to help learn about renewable energy.	

Alternative Development Options

These are sites which have come forward as new development bids, and have been identified as alternative options in the Main Issues Report.

B0101 Land at Persley Croft, The Parkway

B0101 Land Adj. Persley Croft	Biodiversity	-	The area to the north of the site was previously designated as a DWS but was not carried forward in the LNCS review. Parts of the site are identified as being areas of potential bat habitat, and development unlikely to take specific measures to protect these unless required to do so through mitigation. The other designated species is Wych Elm.	
	Landscape	+/-	There is a small group of derelict agricultural buildings present in the south-east corner of the site, which are particularly visible from the A90 in both directions. The appearance of these will be improved by development.	
	Cultural Heritage	0	There are no built or cultural features present. Archaeological finds have been made in close proximity to the site (including a Middle Bronze Age axe head), and the site of a former smithy is also close by. This indicates that the site itself may be of archaeological interest.	
	Material Assets	+	There are current school capacity issues with both this site's catchment schools Bucksburn Academy and Bucksburn Primary (predicted to go over capacity 2019 and 2015 respectively).	

B0102 Land Adjacent to Bucksburn School

B0102 Land Adj. Bucksburn School	Biodiversity	-	Parts of the site are identified as being areas of potential bat habitat, and there are records of Pipistrelle bats in the area. Other designated species recorded for the site include the Common Swift and Eurasian Tree Sparrow.	
	Climatic Factors	-	The Bucks Burn runs approximately 130m from the site, and may be vulnerable to flooding in future.	
	Human Health	--	Site is just outwith the outermost Airport Noise Contour, however there is likely to be an impact on human health as a result of aircraft noise from Aberdeen Airport.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	

	Material Assets	-	The site lies within the Bucksburn Academy and Bucksburn Primary catchment areas. Bucksburn Academy has a capacity of 683. Although there is currently capacity in the academy, the other housing developments in the catchment means that the school will go over capacity in 2019. Bucksburn Primary School is already over capacity and rolls are forecast to continue to rise to 186% capacity in 2020. Bucksburn and Newhill Primary Schools will be replaced by a new primary in 2015. This will have a capacity of 420 pupils. There are also rezoning issues in this area. Until these issues reach a conclusion, future primary school capacity in the area remains uncertain.	
B0104 Clinterty				
B0104	Biodiversity	-	There are records of Common Pipistrelle, Red Squirrel, Common Kestrel on this site.	
	Landscape	+/-	The development would re-use some brownfield land should the Scottish Agricultural College relocate from this site.	
	Cultural Heritage	0	No built or cultural heritage assets on this site.	
	Material Assets	-	Development would have a negative impact on existing schools through placing extra pressure on limited school capacity.	
B0201 Denmore Road				
B0201 Denmore Road	Biodiversity	-	Part of the site is identified as being an area of potential bat habitat and records indicate the presence of Chiroptera bats on site. Other designated species recorded by this site are Wych Elm, Redwing, Green Sandpiper, Eurasian Siskin and Eurasian Badger.	
	Climatic Factors	-	There is a small watercourse on site with a previous flooding incident recorded due to blockage.	
	Water	-	There is a small watercourse on the site. It is unclear how it is proposed to be treated at present.	
	Population	0	Site is proposed for retail, therefore neutral impact on population factors.	
	Human Health	--	This development will result in the loss of high quality and useable open space in the form of the current sports pitches on site.	
	Cultural Heritage	0	No cultural heritage assets on site.	
	Material Assets	-	Loss of sports infrastructure in the form of football pitches.	
B0202 Mundurno				

B0202 Mundurno	Biodiversity	-	Proposed development site is adjacent to/in close proximity to the Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering Scotstown Moor and Perwinnes Moss, whilst the Corby, Lily and Bishops Loch SSSI lies off site to the North West. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded by NESBREC for this site are Eurasian Badger, Barn Owl, Herring Gull, Common Snipe, Black-headed Gull, Eurasian Curlew, Hedge Accentor, House Sparrow, Common Kestrel, Northern Lapwing, Common Linnet, Reed Bunting, Sky Lark, Common Starling, Common Swift, Song Thrush, Eurasian Tree Sparrow, Yellowhammer.	
	Landscape	--	Site falls within an area between Bridge of Don and Potterton classed as a 'Landscape of Local Significance' in the Aberdeen Landscape Strategy. The open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A90 and the B999, mean that the development of this site will have a particularly significant negative impact on the landscape setting of the city.	
	Cultural Heritage	-	Undesignated heritage features on this site include a Standing Stone – once part of a stone circle, the site of a Motte and Mundurno farmhouse. There are 4-Mile stones to the west of the site on the B999 and to the east of the site on the old Ellon Road.	
B0203 Land at Balgownie				
B0203 Land at Balgownie	Biodiversity	-	Designated species recorded by NESBREC for this site are Wych Elm and Common Swift.	
	Landscape	-/+	There are some derelict buildings at Balgownie Home Farm which may be improved by development.	
	Human Health	--	Development would result in the loss of high quality public open space and sports pitches with a resultant negative impact on human health.	
	Cultural Heritage	0	No significant cultural heritage features on the site.	
	Material Assets	-	Loss of sports infrastructure in the form of playing pitches, running track and pavilion.	
B0204 Land at Science and Energy Park (Proposal for single wind turbine)				

B0204 Land At Science and Energy Park	Biodiversity	-	There are no protected species recorded by NESBReC for this site (with 100m buffer). Specific negative impacts associated with wind turbines include strike hazard or other disturbance e.g. noise, ice or shadow flicker.	
	Air	0	Development of a single turbine in this location will not result in an increase in vehicle traffic and will not impact upon air quality.	
	Climatic Factors	+	This development would help to promote the use of renewable wind energy in Aberdeen and is intended to contribute to the energy requirements of the Science and Energy Park, reducing energy consumption from non-renewable sources.	
	Soil	-	As per general greenfield assessment, but due to overall land take of a single turbine overall impact is likely to be limited.	
	Water	0	The proposal will have a neutral impact on water.	
	Landscape	-	A 70ft wind turbine at this location would be extremely visible from many locations across the city and it may be argued would detract from or harm the landscape setting of the City. However, there is an existing similar turbine located in close proximity.	
	Population	0	The proposal will have a neutral impact on population.	
	Human Health	0	The proposal will have a neutral impact on human health.	
	Cultural Heritage	0	No cultural heritage assets will be affected.	
B0205 Shielhill				
B0205 Shielhill	Biodiversity	-	Proposed development site is in close proximity to the Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss, and the Corby, Lily and Bishops Loch SSSI lies off site to the north west. The site is identified as an area of potential bat habitat and there are records of Pipistrelle Bats on site. Other protected species is Wych Elm.	
	Climatic Factors	-	There are no watercourses passing through the site itself but pass along the southern boundaries of the proposed site, and may be vulnerable to flooding in the future.	
	Landscape	--	This site forms part of an area which is particularly prominent within the whole city and acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas.	
	Cultural Heritage	-	To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument. Non designated heritage assets include features from the Sites and	

			Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south.	
B0206 Shielhill Quarry				
B0206 Shill Quarry	Biodiversity	--	Site is covered by Local Nature Conservation Site status (Scotstown Moor/Perwinnes Moss) and there is also a Local Nature Reserve (Scotstown Moor) and SSSI (Perwinnes Moss) no further than 500m from the site. Parts of the site are identified as being areas of potential bat habitat. Other designated species identified for this site are Sky Lark, Small Heath, Common Snipe and the Lesser Butterfly Orchid.	
	Air	--	It is likely that there will be a continuing negative impact on air quality due to the operations of the sand and gravel quarry.	
	Climatic Factors	+/-	No watercourses on the site, but is close to the area at risk of flooding from the Burn of Mundurno and may be vulnerable to flooding in future. Quarry in this location may help to reduce the distance aggregates are required to be transported by road, serving nearby constructions at Dubford, Berryhill, Grandhome and the AWPR.	
	Population	0	This development will not impact on population.	
	Human Health	0	Development would not safeguard the quantity and quality of existing open space and there will be no further provision on site; will be closed off for operational and safety reasons.	
	Cultural Heritage	0	No cultural heritage assets on the site.	
	Material Assets	++	The quarry would be a city-wide facility providing aggregates for construction projects across the whole of Aberdeen and beyond.	
B0208 Land Adjacent to Old Ellon Road				
B0208 Land Adj Ellon Road	Biodiversity	-	Designated species recored by NESBReC for this site (with 100m buffer) are Eurasian Curlew and Eurasian Badger.	
	Climatic Factors	-	SEPA Flood Maps indicate that the southern part of the site may be at risk of flooding from the watercourse that runs along the south of the site.	
	Water	-	Small watercourse present along the southern boundary of the site. No indication how this would be treated.	
	Cultural Heritage	0	No built or cultural heritage assets on site.	
B0209 Perwinnes				
B02	Biodiversity	-	LNCS, LNR and SSSI designations covering Scotstown Moor/Perwinnes Moss area lie off-site to the south west, and the Corby, Lily and Bishops Loch SSSI lies off site	

			to the north west, as does Grandholm Moss LNCS.	
	Climatic Factors	-	There is a small watercourse running to the south of the site. This means the site may be vulnerable to flooding in future.	
	Landscape	--	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain the existing suburb. There are very few significant features in the area which could be used to form a strong green belt boundary.	
	Cultural Heritage	-	No designated heritage features. The Sites and Monuments Record indicates a few scattered Sites and Monuments records, usually associated with existing farms (structures, piles of stones and troughs).	
B0210 Causewayend				
B0210 Causewayend	Biodiversity	--	A large part of the site is shown as ancient woodland. Adjacent to the west of the site is a priority habitat. The area directly adjacent to the site to the east is designated as both a Local Nature Conservation Site (Scotstown Moor) and a Local Nature Reserve (Perwinnes Moss). Designated species recorded for this site by NESBReC (with 100m buffer) include Red Squirrel and the Lesser Butterfly Orchid.	
	Climatic Factors	-	There is a small watercourse running through the centre of the site. This may be vulnerable to flooding now or in the future due to the effects of climate change.	
	Water	-	There is a small watercourse running through the centre of the site, it is unclear how this is proposed to be treated at present.	
	Human Health	--	Part of this site is currently used for local informal recreation (dog walking etc) which would be lost through development.	
	Cultural Heritage	0	No heritage assets on the site.	
B0301 Land at Maidencraig				
B0301 Land at Maidencraig	Biodiversity	-	Site is located within the River Dee catchment. Common Pipestrelle has been recorded in this area and the Den of Maidencraig is a Local Nature Conservation Site and existing networks may be lost resulting in habitat fragmentation, particularly in connection with the Den of Maidencraig.	
	Climatic Factors	--	There are parts of this site at risk from flooding from the Den Burn.	
	Soil	+/-	Some of this site has been previously developed and development does encourage the redevelopment of brownfield land. There is anecdotal evidence that the site may have been used for landfill.	
	Water	--	Development would also increase the amount of surface water run-off into the Den	

			Brun. The development has the potential to increase development that physically impacts upon the Den Burn.	
	Landscape	+/-	There are degraded or derelict parts of the greenfield site; these will be improved through new development.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	
B0303 Kingswells Community Expansion				
B0303 Kingswells Comm. Expansion	Biodiversity	--	Development is unlikely to safeguard the conservation objectives and qualifying features of the nearby locally designated site – Three Hills LNCS. There are records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. Part of Area 2 is Ancient Woodland with numerous TPOs.	
	Cultural Heritage	-	Fairley House and Cloghill House, Garden & Sundial are Listed Buildings. Numerous Sites and Monuments Records on the three sites including farmsteads, standing circles and burial grounds.	
	Material Assets	-	There are capacity issues at the primary school and development will have a negative impact on this asset.	
B0304 Huxterstone				
B0304 Huxterstone	Biodiversity	-	Kingshill Wood is located to the southwest of the site and there are a number of priority habitats associated with the woods,	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	
	Material Assets	+	Overhead power lines run across this site from north-west to south-east. It is unclear how these would be proposed to be dealt with at present.	
B0305 Kingswells East				
B0305 Kings. East	Biodiversity	-	As per general greenfield assessment	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	
	Material Assets	+/-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.	
B0306 Newton East				

B0306 East	Newton	Biodiversity	-	The North Burn of Rubislaw (Den Burn) LNCS is 98m to the north of the site. Site falls within the River Dee catchment. Chiroptera, Common Pipistrelle, Pipistrellus pipistrellus and the designated species Wych Elm have all been recorded within the vicinity of the site.	
		Cultural Heritage	+/-	No elements of historic significance on the site.	
		Material Assets	+/-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.	
B0308 Prime Four North					
B0308 North	Four	Biodiversity	-	Site falls within the River Dee catchment. There is an area of ancient woodland within this site, which is also designated as West Hatton Local Nature Conservation Site and a NELBAP habitat. A variety of designated species have been recorded on this site.	
	Prime	Human Health	+/-	There is a small area (13%) to the far west of the site that is located within the outer consultation zone for the BP Forties and Shell Natural Gas Liquids Pipelines.	
		Cultural Heritage	-	There are drystone dykes on this site and there is a category B listed consumption dyke and there is likely to be a long term affect on the historic environment.	
		Material Assets	+/-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.	
B0309 Prime Four Phase 4					
B0309 Four Phase 4	Prime	Biodiversity	-	An area of approximately 1.3 ha of Priority Habitat adjoins the southern boundary of the site as well as approximately 2000 square metres of Priority Habitat within the north east section of the site. Site falls within the River Dee catchment.	
		Soil	+/-	There is anecdotal evidence that the site may have been used for landfill and will therefore suffer from contamination, which will require to be remediated.	
		Cultural Heritage	-	There is a Category C Listed Building Kingswells House situated approximately 250m to the east of the site.	
B0310 Prime Four Phase 5					
B0310 Four Phase 5	Prime	Biodiversity	-	An area of approximately 5.8 ha which runs along the northern and eastern boundaries of the site is designated as SNH Ancient Woodlands/Semi-Natural Woodlands, this is largely outwith the site and there will be minimal direct impact on this designated site. There are recordings of Bats and a range of designated species in the area.	
		Soil	+/-	There is anecdotal evidence that the site may have been used for landfill and will therefore suffer from contamination which will require to be remediated.	

	Cultural Heritage	-	There is a Category C Listed Building, 'Kingswells House, 'Friends' Burial Ground' within this site, this makes up a small area of the site.	
B0311 Maidencraig				
B0311 Maidencraig	Biodiversity	-	Site is within the River Dee catchment. This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.	
	Water	-	Development would the amount of surface water run-off into water bodies, particularly into the Den Burn into which a drain directly flows.	
	Cultural Heritage	0	No built or cultural heritage assets on the site itself.	
	Material Assets	+/-	The site is zoned to Kingswells Primary school where the roll is forecast to go over capacity in 2014. The site is within a zone to potentially be included in a new Countesswells academy, but at present the site would be zoned to Hazlehead where the school is forecast to go over capacity in 2020.	
B0901 Land at Culter House Road				
B0901 Land at Culter House Road	Biodiversity	--	This site is not covered by any local or national nature conservation designations. This site falls within the River Dee SAC catchment area. Protected species identified by NESBReC for this site include Pipistrelle bats and Wych Elm. Site is felled Ancient Woodland.	
	Climatic Factors	-	There is a small watercourse running down the western side of the site, which may be vulnerable to flooding in future. However it is likely that the status of this watercourse will be affected by the construction of the AWPR also.	
	Water	-	Small watercourse to the west of the site, the proposed treatment of this is unclear at present.	
	Population	0	This proposal is for a small development of large luxury homes, of which there are many in Deeside and will not contribute towards improving housing choice in Lower Deeside.	
	Human Health	--	The site is directly adjacent to the proposed route of the AWPR, which is scheduled for completion in 2018. According to the indicative site layout submitted by the proposer, the gardens of the homes in the northern part of the site would back directly onto the AWPR. The noise and air pollution from the AWPR will be significantly detrimental to residential amenity of this site.	
	Cultural Heritage	0	No built or cultural heritage features on the site.	
B0902 Land at Murtle Den Road				

B0902 Land at Murtle Den Road	Biodiversity	--	The Murtle Den LNCS is adjacent to the north. This site falls within the River Dee catchment area. Protected species identified by NESBReC for this site include bats and Wych Elm. Site is felled Ancient Woodland.	
	Climatic Factors	-	There is a small watercourse to the north of the site which may be vulnerable to flooding in future. The eastern edge of the site is poorly drained, indicating that it may be vulnerable to pluvial flooding.	
	Water	-	Small watercourse to the north of the site, the proposed treatment of this is unclear at present.	
	Cultural Heritage	0	No built or cultural heritage assets	
B0903 Woodend Farm (Site 3)				
B0903 Woodend Farm (site 3)	Biodiversity	--	There is an LNCS adjacent to the north. This site falls within the River Dee catchment area. The presence of bats has been recorded on the site. The south east of the site is designated as SNH Ancient Woodland. The south east of the site is also adjacent to TPO 210.	
	Climatic Factors	-	There is a small watercourse to the south of the site which may be vulnerable to flooding in future.	
	Water	-	Small watercourse to the south of the site, the proposed treatment of this is unclear at present.	
	Cultural Heritage	0	There are no built or cultural heritage features on this site to be affected.	
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Culter Academy. There is capacity at Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.	
B0906 Earlsark Crescent				
B0906 Earlsark Cres	Biodiversity	--	The site falls within the River Dee Catchment, is wooded and an area of priority habitat. The presence of bats has been recorded on the site.	
	Cultural Heritage	0	No built or cultural heritage assets present. It is noted that the site is adjacent to Dalheby House which is on the Sites and Monuments Record.	
	Material Assets	+/-	The site is zoned to Culter Primary and Culter Academy. Culter Academy is forecast to exceed capacity in 2019 and Culter Primary is to exceed capacity in 2016.	
B0907 Guttrie Hill West				
B0907	Biodiversity	--	Peterculter LNCS covers this site. It is an area of existing Ancient Woodland and	

	y		falls within the River Dee Catchment area. Protected species identified by NESBReC for this site include Pipistrelle bats, Red Squirrel and Wych Elm.	
	Population	0	This proposal is for a small development of large luxury homes, which will not contribute to providing choice and flexibility in housing choice in Lower Deeside.	
	Cultural Heritage	-	Archaeological sites present including Rig and Furrow and former quarry workings.	
	Material Assets	+/-	According to school roll forecasts, Cults Primary Schools is predicted to be over capacity as early as 2016, whilst for Cults Academy the year over capacity is 2019.	
B0908 Guttrie Hill East				
B0908 Guttrie Hill (east)	Biodiversity	-	Site is adjacent to the Peterculter LNCS. Within the River Dee SAC catchment. This site is identified as ancient woodland and although it has now been felled this does not change its status. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded for this site by NESBReC are Wych Elm and Eurasian Red Squirrel.	
	Climatic Factors	+	Site is proposed for a sustainable energy refuelling station (providing electric charging points, hydrogen and LPG as well as conventional fuels), which will help to promote the use of sustainable fuel technologies	
	Population	0	Site is proposed for a refuelling station; will have a neutral impact on population.	
	Cultural Heritage	-/+	Archaeological sites present include Rig and Furrow and former quarry workings.	
	Material Assets	+ +	As per general greenfield assessment. The provision of hydrogen and LPG refuelling services is likely to require connection/installation of entirely new infrastructure suited to these fuels, which will be a unique facility for the whole city and those travelling on the AWPR.	
B0909 Land to the North of Peterculter				
B0909 Land to the North of Peterculter	Biodiversity	-	Site is within the River Dee SAC catchment and is close to the Culter Burn which is a part of the SAC at this point. Culter Burn is also an LNCS and is covered at this point by a Tree Preservation Order (ref 81).	
	Climatic Factors	-	Site not identified as being at risk of flooding although the Culter Burn flows to the west of the site. Parts of the site also poorly drained which increases vulnerability to pluvial flooding.	
	Population	0	Proposed for 6 mainstream housing units; would not have a significant effect on housing choice and flexibility.	
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.	

B0910 Land at Inchgarth			
B0910 Land at Inchgarth	Biodiversity	-	The area is surrounded by mature trees that are protected by a TPO The site is located within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line LNCS runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.
	Climatic Factors	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee and may be vulnerable to flooding in future.
	Water	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. It is unclear how this is proposed to be treated at present.
	Human Health	+	Proposed for use as a sports pitch and research facilities that would support sports provision at Robert Gordon's University.
	Cultural Heritage	-	Site is located within the Pitfodels and Lower Deeside Conservation Area.
	Material Assets	+/-	Development will provide new sports facilities although there is a potential negative impact on the Deeside Line. There are also some electricity pylons that pass through the site and it is unclear how these will be impacted at present.
B0911 Albyn School Playing Fields			
B0911 Albyn School Playing Fields	Biodiversity	-	Site is within the River Dee SAC catchment. There have been many recorded sightings of bats in and around the site. There have been recorded sightings of Greylag Geese. One Wych Elm tree is present on the south west boundary.
	Human Health	--	This development would result in the loss of high quality (private) playing fields associated with Albyn School.
	Cultural Heritage	0	No loss or disturbance to built or cultural elements.
	Material Assets	+/-	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.
B0912 Land linking North Deeside and Inchgarth Road			

B0912 Land Linking North Deeside and Inchgarth	Biodiversity	-	The site is located within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line Local Nature Conservation Site runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.	
	Climatic Factors	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. This may be vulnerable to flooding in future.	
	Water	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. It is unclear how this is proposed to be treated at present.	
	Cultural Heritage	-	This development site is located in Pitfodols and Lower Deeside Conservation Area.	
	Material Assets	+/-	There is a potential negative impact on the Deeside Line. There are also some electricity pylons that pass through the site and it is unclear how these will be impacted at present.	
B0915 Contlaw				
B0915 Contlaw	Biodiversity	--	This site falls within River Dee SAC catchment. Protected species identified by NESBReC for this site include Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer, Hedge Accentor, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle. The area is also identified as an area of potential bat habitat with records of Pipistrelle and Chiroptera bats on the site. There is also a large area of Ancient Woodland within the site.	
	Climatic Factors		There is a small watercourse on the site which may be vulnerable to flooding in future.	
	Water	-	There is a small open watercourse running through the middle of the site. It is unclear how this is proposed to be treated as part of the development.	
	Cultural Heritage	-	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead is also on the site. This indicates that it may be of archaeological interest.	
	Material Assets	+/-	There are currently school capacity issues in Lower Deeside. However this development proposes a new primary school which would help to offset the impact of this development for primary age children. Issues with secondary schools remain.	
B0916 Loirsbank Road				
B0916 Loirsbank	Biodiversity	--	The site is near the River Dee SAC and LNCS as well as the Allan Park LNCS. There have been a number of recorded sightings of bats in and around the site. Site is within catchment of River Dee SAC and is located on its functional floodplain.	
	Climatic	--	The site is prone to flooding as it is situated on the River Dee flood plain, and in	

	Factors		addition to increasing the number of properties at risk, this development may also affect the storage capacity of the floodplain, increasing the risk of flooding elsewhere.	
	Water	--	Site is on the floodplain of the River Dee SAC and is likely to physically impact on the river. The site is also close to the Cults Burn and is less than 500m from Inchgarth Reservoir.	
	Population	0	Proposed development is only for 4-5 large family homes and will not have an impact on providing housing choice or flexibility in Lower Deeside.	
	Cultural Heritage	0	There will be no impact on built or cultural elements.	
	Material Assets	+/-	The site is zoned to Cults Primary and Cults Academy. Cults Primary is expected to exceed capacity in 2016 and Cults Academy is forecasted to exceed capacity in 2019.	
B0917 Cobblestock				
B0917 Cobblestock	Biodiversity	-	The site lies adjacent to the Deeside Old Railway LNCS. Site is within the River Dee SAC Catchment; the River Dee and Culter Burn are located in close proximity to the east.	
	Climatic Factors	-	A previous incident of flooding on Burnside Road (from the Culter Burn) is noted. Site is in close proximity to both the Culter Burn and River Dee which may be vulnerable to more significant flooding in future. There are also small pockets of poor drainage evident which may indicate vulnerability to pluvial flooding.	
	Soil	-	Barnhills Sand Pit is located within the southern area of the site and may present contamination issues which may require to be remediated prior to development.	
	Cultural Heritage	0	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity at Culter Primary School but Cults Academy is forecasted to exceed capacity in 2019.	
	Material Assets	-	Impact on existing roads infrastructure - road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate.	
B0918 Land at Countesswells				
B0918 Land at	Biodiversity	--	This site is located within the River Dee catchment. The eastern edge of expansion site 1 borders the Hazlehead Park Local Nature Conservation Site and contains several areas of Priority Habitat. There are records of bats within the vicinity of the sites (Common Pipistrelle) and	

			there are several designated species including; Wych Elm, Eurasian Red Squirrel, Small Heath, Hedge Accentor, Red Kite, Eurasian Woodcock and Wild Pansy. There are several areas of Ancient Woodland and established tree belts – Tree Preservation Order 206 is situated to the south of site 4.	
	Cultural Heritage	0	No built or cultural heritage assets present on the site itself. Countesswells House (a Category B listed building) is shown to be just south of expansion site 4.	
	Material Assets	+	Overhead pylons run through sites 1, 2, 4 and 6. It is unclear how these will be impacted at present.	
B0919 Culter House Road (leisure and recreation)				
B0919 Road	Biodiversity	-	This site is adjacent to the Peterculter Local Nature Conservation Site. The site is identified as an area of potential bat habitat and there are records of Pipistrelle Bats on the site. Other designated species also recorded by NESBReC for this site (with 100m buffer) are: Eurasian Red Squirrel and Wych Elm. Site falls within River Dee catchment.	
	Population	+	This proposal is for tourism, leisure, recreation and roadside retail which will not have a significant impact on population.	
	Cultural Heritage	0	No built or cultural heritage features on the site.	
B0920 Holemill				
B0920 Holemill	Biodiversity	-	The Culter Burn LNCS runs adjacent to the north-western boundary. Site is within the catchment of the River Dee SAC which is also in close proximity to the site. A Tree Preservation Order (ref 81) lies to the west and north-west of the site.	
	Climatic Factors	-	No flooding risk identified, however the Culter Burn runs to the west of the site and may be vulnerable to more significant flooding in future.	
	Population	+/-0	Site is proposed for either commercial or residential development. If commercial it will not have a significant impact on population.	
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.	
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Culter Academy. There is sufficient capacity in Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.	
B0921 Foggieton				
B0921	Biodiversity	--	The site lies within the River Dee Catchment Area. The south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This	

			LNCS contains a variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water. There is an area of Priority Habitat to the south east of the site. There are records of bats within the vicinity of the area (Common Pipistrelle) and there are many designated species including; Wych Elm, Small Heath, Small Pearl-bordered Fritillary, Common Lizard, Reed Bunting, Eurasian Red Squirrel, Common Grasshopper Warbler, Green Sandpiper, Eurasian Woodcock and Large-flowered Hemp-nettle.	
	Climatic Factors	-	There are small burns and drains present on the site and there may be some risk of flooding associated with these. There are very small areas which are poorly drained suggesting that parts of the site may be vulnerable to pluvial flooding.	
	Cultural Heritage	0	No built or cultural heritage assets present on the site.	
	Material Assets	+/-	The site would be zoned to Cults Academy and Cults Primary schools. Cults Primary school is forecast to go over capacity in 2016 and Cults Academy in 2019. There are also electricity pylons on the site and it is unclear how these would be impacted.	
B0922 Murtle Den				
B0922 Murtle Den	Biodiversity	--	This site falls within River Dee catchment The most easterly part of the site is designated Ancient Woodland.	
	Climatic Factors	--	The Murtle Dam is located to the north of the site; possibility of flooding due to infrastructure failure. The east of the site is within the SEPA 1% probability flood map and there are a number of open watercourses to the east of the site. Therefore, there will be a probability of flood risk which may increase in future.	
	Water	-	Murtle Dam is located on the northern border of the site; with the reservoir to the north and a smaller waterbody to the south, associated with Murtle Dam. Small watercourse passes through the eastern part of the site.	
	Population	0	Development of two luxury homes will not make a significant contribution to providing a range of house types and sizes.	
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.	
0923 Peterculter West				
B0923	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.	

	Climatic Factors	-	The Culter Burns runs to the west of the site, and although no flood risk is identified it may be vulnerable to flooding in future. An open watercourse flowing into the Culter Burn flows through the south west of the site, and a further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage). There are some pockets of poor drainage present which indicates the site may be vulnerable to pluvial flooding.	
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.	
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.	
B0924 Thornhill				
B0924 Thornhill	Biodiversity	--	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the site. The Den Wood Local Nature Conservation Site is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.	
	Cultural Heritage	0	No built or cultural heritage assets present on the site.	
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.	
B0925 Wellwoods				
B0925 Wellwoods	Biodiversity	--	The site is within the River Dee catchment. The development site is surrounded by trees which are protected by TPO and Ancient Woodland to the north, which provides a valuable habitat and development would have a negative affect.	
	Climatic Factors	-	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.	
	Population	0	There is very limited capacity on this site to meet housing needs and the impact of development is not significant.	
	Cultural Heritage	-	Wellwood is a Category C (s) listed building and this site forms part of the grounds and setting of this building. Wellwood has been converted to flats and new houses	

			built in the grounds. This site is also within the Pitfodels and Lower Deeside Conservation Area.	
	Material Assets	+/-	Site is within the catchments for Cults Academy and Cults Primary, both of which are forecast to go over capacity. Therefore, any potential development would be constrained by school capacity.	
B0926 West Cults Farm				
B0926 West Cults Farm	Biodiversity	-	This site is near to the North Deeside Railway Line, Allan Park and West Cults Woodland LNCSs. Site lies within the River Dee catchment area.	
	Climatic Factors	--	A large part of the site lies within the 1% annual probability of flooding area.	
	Population	0	Development of two homes will not make a significant contribution to providing a range of house types and sizes.	
	Human Health	+	As per general greenfield assessment. Playing fields lie adjacent to the site but it is not anticipated that these will be affected.	
	Cultural Heritage	0	No built or cultural heritage elements on the site.	
B0927 Land at Woodend Farm				
B0927 Land at Woodend Farm	Biodiversity	-	This site falls within River Dee SAC catchment. The presence of bats has been recorded on the site.	
	Climatic Factors	-	it is noted there is an open water course to the north of the site which may be a flood risk in future.	
	Water	-	There is an open watercourse to the north of the site; unclear how these will be treated as part of the development.	
	Population	+	Site is proposed for a tourist chalet park; will not have a positive effect on population.	
	Cultural Heritage	0	There will be no loss or disruption of built or cultural elements.	
B0928 Land to the West of Malcolm Road				
B0928 Land to	Biodiversity	--	The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. Site is within the River Dee SAC catchment. The River Dee and Culter Burn SAC runs along the west and southern edges of the site.	

	Climatic Factors	-	The Culter Burn lies to the south and west of the site and a risk of flooding within the southern area of the site is identified by the SEPA Flood Map. A flooding incident on Linn Moor Road to the west of the site is also noted (due to surface run off). Proposer indicates that around 40% of the site is poorly drained; this indicates that pluvial flooding may be a problem in future.	
	Soil	+/-	West Craigton Quarry site located within the eastern area of the site boundary and south, meaning some potential for contamination and remediation.	
	Cultural Heritage	0	No built or cultural heritage designations on the site itself. Waulkmill Bridge (a Category B listed building) is noted to the west of the site, crossing the Culter Burn.	
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.	
B0930 Land at Deeside Golf Club				
B0930 Deeside Golf Club	Biodiversity	-	This site is adjacent to the Old Deeside Line LNCS. There may be loss of trees on the boundary that it shares with the LNCS. Site falls within River Dee SAC catchment.	
	Climatic Factors	-	The site is around 150m north of the area shown to be liable to flood on the SEPA map. It is also about 20m above the area shown liable to flood. However, there is a small watercourse to the west of the site. This means that the site may be vulnerable to more significant flood events in future.	
	Population	0	Site is only for 3 residential units; unlikely to make a significant contribution to meeting housing demand or improving housing choice in Deeside.	
	Cultural Heritage	0	There will be no loss or disturbance of built or cultural elements.	
B0931 Cadgerford, Westhill				
B0931 Cadgerford, Westhill	Biodiversity	--	There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The woodland to the south of the site is designated as Ancient woodland and provides a valuable habitat. There are two small areas of priority habitat that may be affected by development.	
	Climatic Factors	--	There are parts of this site at risk from flooding from the Brodiach Burn and development could result in increasing areas at risk of flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures.	
	Human Health	--	The presence of a major gas pipeline to the west of this site significantly constrains the proposal that has been submitted. The majority of the site is located within the	

			middle consultation zone, and a small area is located in the inner consultation zone. Any more than 30 dwellings on this site would be advised against by HSE.	
	Cultural Heritage	0	There will be no significant effect on the historic environment.	
B0932 Backhill, Westhill				
B0932 Backhill	Biodiversity	-	There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The woodland to the east of the site is designated as Ancient Woodland and provides a valuable habitat.	
	Climatic Factors	--	There are parts of this site at risk from flooding from the Brodiach Burn and development could result in increasing areas at risk of flooding.	
	Cultural Heritage	0	There will be no significant affect on the historic environment.	
B0933 Binghill Farm				
B0933 Binghill Farm	Biodiversity	-	The extreme north east of the site is part of the Ancient Woodland designation to the east of the site. The site is also adjacent to the Murtle Den LNCS. There have been a number of recorded sightings of bats within the site. Red squirrels have also been recorded to the north of the site and Wych Elm is present in the tree belt to the north east of the site. Site falls within River Dee SAC catchment.	
	Cultural Heritage	0	There will be no loss or impact on built or cultural elements.	
	Material Assets	+/-	The site is zoned to Milltimber Primary and Cults Academy. Both Milltimber Primary and Cults Academy are forecasted to exceed capacity in 2019.	
B0934 Hill of Ardbeck				
B0934 Hill of Ardbeck	Biodiversity	-	Bats have been recorded on the site. Wych Elm, Common Kestrel and Common Bullfinch have also been recorded on the site. The site is covered by the Peterculter LNCS and part of the eastern boundary is designated as SNH Ancient Woodland. Site falls within River Dee SAC catchment.	
	Climatic Factors	-	There is an open water course to the east of the site, which may be vulnerable to more significant flooding in future.	
	Water	-	There is a small open watercourse to the east of the site, part of which is on the site itself. It is unclear how this will be treated as part of the development.	

	Human Health	--	Although the site is in private ownership and not formally laid out for open space, there are numerous paths throughout the site and it is well used by local people on an informal basis, meaning that this would be lost through development.	
	Material Assets	+/-	The site is zoned to Culter Primary and Cults Academy. There is sufficient capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.	

B0935 Peterculter East			
B0935 Peterculter East	Biodiversity		The site is adjacent to the Deeside Way LNCS, River Dee Corridor LNCS and falls within the catchment of the River Dee SAC. Bats and Wych Elm have been recorded on the site.
	Climatic Factors	-	The extreme south of Area A is located within the SEPA 1% probability flood risk outline. There is also a small water course to the north west Area B. It enters the site as a culvert and is then open to the west of the site and then is culverted again to leave from the south east of the site; this may be at risk of flooding in future.
	Water	-	The southern boundary of Area A is on the banks of the River Dee and would physically impact upon the watercourse if development took place up to this edge.
	Cultural Heritage	0	There will be no loss or disruption to built or cultural elements. However it is noted that remains of a historic railway bridge lie north of Area A.
	Material Assets	-	Potential impact on CP 70 is to the south of Area A (along the boundary of the site). It is unclear how this will be treated at present. The site is zoned to Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.
B0936 Peterculter East Business Park			
B0936 Peterculter E Bus	Biodiversity	--	The Deeside Way LNCS is to the north of the site. The site is also in close proximity to the River Dee and Culter Burn SAC and River Dee Corridor LNCS. TPOs are also present to the south of the site within the Camphill Estate. The site is located within the River Dee Catchment Area. Bats and Wych Elm and have been recorded on the site.
	Climatic Factors	-	It is noted that a fluvial flooding incident was recorded in July 2005. This indicates that it may be a problem in future.
	Population	+	As per general greenfield assessment. Site is proposed for business park development which will provide employment.
	Cultural Heritage	-	There will be no loss or disturbance to built or cultural elements.
B0937 Newmill, Peterculter			
B0937 Newmill	Biodiversity	--	The Culter Burn Local Nature Conservation Site is adjacent to the eastern boundary. A Tree Preservation Order is adjacent to the eastern boundary (ref 80). An Area of Ancient Woodland is adjacent to the eastern boundary. Falls within the River Dee SAC catchment.
	Cultural Heritage	0	There would be no expected loss or disturbance of built or cultural elements. Kennerty House (a Category B listed building) and Garden are adjacent to the south eastern boundary of the site. Peterculter War Memorial is adjacent to the north eastern boundary.
B0938 Kennerty Farm Peterculter			
B09	Biodiversity	--	Part of the site boundary includes the Deeside Old Railway LNCS. The River Dee and Culter Burn Special Area of Conservation is located to the east. There have

			been reports of bat sightings.	
	Climatic Factors	-	A previous incident of flooding on Burnside Road noted (from Culter Burn). Some small pockets of poor drainage are evident; this indicates that pluvial and fluvial flooding may be a problem in the future.	
	Cultural Heritage	0	There would be no expected loss or disturbance of built or cultural elements on the site itself. The Normandykes Roman Camp (Scheduled Ancient Monument) lies to the southwest of the site.	
	Material Assets	-	Site incorporates a section of the Deeside Way core path. Unclear how this will be treated at present.	
B0939 Craigton Road Pitfodels				
B0939	Biodiversity	-	Many existing mature tree belts located on this site. The south western corner of the site encompasses trees belonging to Ancient Woodland. There are records of bats in the area and Wych Elm, Eurasian Red Squirrel, Northern Lapwing and Common Kestrel, all of which are designated species. Site lies within the River Dee Catchment Area.	
	Population	+ +	Tentative proposals include a care home which would provide housing for an aging population.	
	Cultural Heritage	-	The site is within the Pitfodels Conservation Area. Sites and Monuments: 2 Boundary Stones on the perimeter of the site and stone walls.	
	Material Assets	+/-	If mainstream housing is provided, there is not capacity at the primary school or secondary schools and development will have a negative impact on these assets. It is anticipated that there will be capacity issues at Airyhall Primary by 2015 and Hazlehead Academy by 2020.	
B0940 Milltimber South				
B0940 Milltimber South	Biodiversity	--	Bats, Redwing and Wych Elm have been recorded on the site. The Deeside Way LNCS is to the south of the site and TPOs are to the west of the site. Site is located within the River Dee SAC catchment.	
	Climatic Factors	-	It is noted that there is an open water course to the north east of the site that runs south west as a culvert and then opens again to the south east of the site. These may be vulnerable to flooding in future.	
	Population	+	Two separate proposals have been submitted for this site; 1) residential and commercial and 2) employment land. Both would have a positive effect on population.	

	Cultural Heritage	-	Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record.	
	Material Assets	+	As per general greenfield assessment. Depending on the nature of what is built there may be a negative impact placing pressure on schools capacity in Lower Deeside.	
B0941 Peterculter West 1b				
B0941 Peterculter W 1b	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.	
	Climatic Factors	--	The Culter Burns runs to the west of the site, and although no flood risk is identified it may be vulnerable to flooding in future. An open watercourse flowing into the Culter Burn flows through the south west of the site, and a further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage). There are some pockets of poor drainage present which indicates the site may be vulnerable to pluvial flooding.	
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.	
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.	
	Material Assets	+	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.	
B0942 Peterculter West 2a				
B0942 P-culter W 2a	Biodiversity	-	The Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.	
	Climatic Factors	--	The Culter Burns runs to the west of the site and a small area at the western boundary of the site is identified as at risk of flooding by the SEPA Flood Map. An open watercourse flowing into the Culter Burn flows through the centre of the site. A further open tributary is noted to the eastern boundary which may also present a flood risk. There are some small pockets of poor drainage evident which may indicate a vulnerability to pluvial flooding in future.	

	Soil	-	As per general greenfield assessment.	
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.	
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.	
	Material Assets	+	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.	
B0943 Peterculter West 2b				
B0943 Peterculter West 2b	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.	
	Climatic Factors		The Culter Burns runs to the west of the site, however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn is noted at the western and northern boundaries of the site. There are some small pockets of poor drainage evident which may indicate vulnerability to pluvial flooding.	
	Water		Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.	
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.	
	Material Assets	+	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.	
B0944 Thornhill				
B0944 Thornhill	Biodiversity	-	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the eastern half of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the eastern half of the site. The Den Wood LNCS is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are	

			designated species.	
	Cultural Heritage	0	No built or cultural heritage present on the site.	
	Material Assets	+/-	There is not capacity at the primary school or secondary schools and development will have a negative impact on these assets. Electricity pylons run through the site and it is unclear how these will be impacted.	
B0945 Land at Inchgarth Road				
B0945 Land at Inchgarth Road	Biodiversity	-	This site is within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line LNCS runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.	
	Human Health	+	Development will provide new sports facilities.	
	Cultural Heritage	-	Site is within the Pitfodels and Lower Deeside Conservation Area	
	Material Assets	+/-	Development will provide new sports infrastructure. However there will be a potential impact on the Deeside Line a valuable recreational asset.	
B0946 Contlaw Road				
B0946 Contlaw Road	Biodiversity	-	Falls within River Dee SAC catchment. Protected species identified by NESBReC for this site include Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer, Hedge Accentor, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle. The area is also identified as an area of potential bat habitat with records of Pipistrelle and Chiroptera bats on the site.	
	Climatic Factors	-	There is a small watercourse on the site which may be vulnerable to flooding in future.	
	Water	-	There is a small open watercourse running through the middle of the site. It is unclear how this is proposed to be treated as part of the development.	
	Cultural Heritage	-	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead is also on the site. This indicates that it may be of archaeological interest.	
B1302 Blackhills of Cairnrobbin				

B1302 Blackhills of Cairnrobbin	Biodiversity	-	Protected species identified for this site and 100m buffer by NESBReC include Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin, Black-tailed Godwit, European Golden Plover, Common Snipe, Whooper Swan, Temminck's Stint. Site falls within River Dee Catchment area.	
	Water	--	Large area of standing water on the site, even after dry weather, which appears to be a long-term problem. This indicates that it is poorly drained and may be vulnerable to pluvial flooding in future.	
	Human Health	--	Significant land use conflicts with the nearby Blackhills Quarry where blasting takes place. The whole site is within the 400m buffer zone of the quarry. Noise and dust likely to impact upon human health.	
	Cultural Heritage	0	No designated cultural heritage assets on the site.	
B1304 Rigifa				
B1304 Rigifa Farm, Nigg	Biodiversity	-	This site falls within the River Dee catchment area. NESBReC records indicate the following designated species are present on the site (within a 100m buffer): Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin and Temminck's Stint.	
	Human Health	--	Significant land use conflicts with the nearby Blackhills Quarry where blasting takes place. The whole site is within the 400m buffer zone of the quarry. Noise and dust likely to impact upon human health.	
	Cultural Heritage	-	There are no designated heritage assets. Rigifa Farm is recorded on Canmore as being of heritage interest and would require special consideration and sensitive conversion. The surrounding area may also be of archaeological interest.	
B1306 Land at Doonie Hill				
*Proposed for single turbine, exact location TBC. Assessment was of the whole possible area submitted.				
B1306 Land at Doonie Hill	Biodiversity	-	Site is adjacent to the Balnagask to Cove LNCS which runs along the coast. Protected species recorded for this site by NESBReC are: Common Linnet, Common Eider, Eurasian Curlew, Northern Lapwing, Common Redshank, Eurasian Tree Sparrow, Purple Sandpiper, House Sparrow, Herring Gull, Common Starling, Common Kestrel, Sky Lark, Common Seal, Common Swift, Song Thrush, Yellowhammer, Black-headed Gull, Eurasian Woodcock, Scottish Scurvygrass and Purple Milk-vetch. The development of a wind turbine on this site will not protect any protected species, their habitats or resting places. The operation of the turbine	

			may have a negative impact as a result of strike hazard or other disturbance e.g. noise, ice or shadow flicker.	
	Air	-	The proposal will not generate a significant amount of vehicle travel other than for occasional servicing and will not have a negative impact on air quality.	
	Climatic Factors	+	This development would help to promote the use of renewable wind energy in Aberdeen, reducing energy consumption from non-renewable sources.	
	Soil	-	This site is in close proximity to the Nigg Bay SSSI which is identified as being important for geodiversity (Quaternary). It is unlikely that the proposal for a single turbine will have an impact on its geological value.	
	Water	0	The proposal will have a neutral impact on water.	
	Landscape	--	A 70ft wind turbine at this location would be extremely visible from many locations across the city and it may be argued would detract from or harm the landscape setting of the City. There are no other turbines in the vicinity.	
	Population	0	The proposal will have a neutral impact on population.	
	Human Health	0	The proposal will have a neutral impact on human health.	
	Cultural Heritage	0	No cultural heritage assets will be affected.	
	Material Assets	+	As per general greenfield assessment.	
B1307 Land to the North of Souter Road				
B1307 N of Souter Road	Biodiversity	-	. Site is currently covered by dense and varied woodland. Site is identified as an area of potential bat habitat. Falls within the catchment area of the River Dee SAC.	
	Cultural Heritage	-	No designated heritage assets; although there is a large section of an undesignated consumption dyke on the site.	
	Material Assets	-	Core path and other rights of way runs through the site.	

Appendix 5 Brownfield Sites

Assessment of Brownfield Development Options				
Issue	Topic	Score	Comments	Mitigation
General Brownfield Assessment This assessment is of a generic brownfield site. The assessments of each individual site highlight where its specific circumstances differ from the generic assessment.				
General Brownfield Assessment	Biodiversity	-	<p>The development of a brownfield site may improve the variety and abundance of native wildlife through the creation and improvement of habitats and the restoration of links between habitats, where they have previously been degraded.</p> <p>Where present, development is unlikely to safeguard the conservation objectives and qualifying features of any international, national or locally important designated site (highlighted in individual assessments), unless required to do so through mitigation.</p> <p>Brownfield sites which fall within the River Dee catchment area and may have a negative impact on the conservation objectives and biodiversity of the SAC due to pathway effects. These sites are highlighted within the individual assessments. Brownfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee; this has been determined through the Strategic Development Plan and the effects on the conservation objectives of the SAC will be assessed in a Habitats Regulations Appraisal.</p> <p>A brownfield development site may provide a habitat for protected species. If any protected species were present brownfield development is not likely to maintain and enhance their populations, habitats and resting places unless required to do so through mitigation (specific impacts on protected species or priority habitats are identified in individual assessments).</p> <p>Development of brownfield sites provides an opportunity to enhance green networks and habitat networks, but in developing a site there may be barriers created and some existing networks may be lost</p>	<p>Appropriate Assessment will be required where a proposal is likely to affect the River Dee SAC.</p> <p>Ecological assessments will be required where a development is likely to affect a designated site or protected species. Bat surveys in particular will be required where bats are suspected.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Policy will require that watercourses are maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, there may be opportunities to reinstate them as open watercourses, enhancing their biodiversity value.</p> <p>Requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee.</p> <p>Any trees or woodland can be</p>

			<p>resulting in habitat fragmentation.</p> <p>Development of brownfield sites is unlikely to result in the loss of trees and woodland, which is likely to have been removed by previous development. Any likely loss is highlighted in individual assessments. Where present, proposals do not automatically protect and promote watercourses.</p>	protected by altering the site boundary or layout to avoid them.
	Air	-	<p>There will be a short term negative impact on air quality during construction due to the release of particulate matter (dust).</p> <p>In general, brownfield sites are integrated into the existing urban area and are likely to be well connected by pedestrian, cycle and public transport. Therefore the site is less likely to increase traffic into the built up area and have a long term impact negatively on air quality through vehicle emissions than a general greenfield site in Aberdeen, however in reality there will be an increase in vehicular movements as a result of any development.</p> <p>In general, development does not increase the population directly affected by any Air Quality Management Area, which cover a very small area in Aberdeen. Where relevant this is highlighted in the individual assessments.</p>	Air quality policy states that planning applications which have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed.
	Climatic Factors	-	<p>Brownfield development is likely to be integrated into the existing built up area, connected by pedestrian, cycle and public transport links meaning opportunities for sustainable and active travel are great, and development is less likely to lead to increased congestion and more likely to encourage the use of public transport compared to general greenfield site in Aberdeen.</p> <p>Brownfield sites have less potential to maximise passive solar gain as there are often more constraints. There is often adequate shelter from winds due to surrounding development.</p> <p>New buildings are more efficient than the existing stock of buildings. However, the operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water.</p> <p>There are areas around Aberdeen that are at risk from flooding and there are smaller watercourses that could result in a flood risk. As more land is developed in Aberdeen, there is greater pressure to build</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Flood Risk Assessments and Drainage Impact Assessments will be required, along with provision of SUDS where appropriate.</p>

			<p>on sites that may be affected by flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures, particularly upstream.</p> <p>Sites close to areas currently identified as being at risk of flooding on SEPA flood maps may be more vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events. Any areas at risk of flooding, or close to areas at risk of flooding, are highlighted in individual assessments.</p>	
	Soil	-	<p>The development of a brownfield site is likely to have short term adverse effects on soil through erosion, desegregation and compaction.</p> <p>Redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development. However, development may also result in the release of substances during construction that could potentially contaminate the soil. Mitigation measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.</p> <p>Brownfield development will avoid the development of prime agricultural land, of which there is none in Aberdeen.</p> <p>All brownfield development helps to encourage the trend of redeveloping brownfield land and helps to reduce development pressure on greenfield sites.</p> <p>By definition, brownfield development will not result in the development of undisturbed carbon rich soils (peat soil).</p> <p>The development of brownfield sites will not affect identified as important for geodiversity, or LNCS identified for geological or geomorphological value, as there are very few of these in Aberdeen. Where relevant this is highlighted in the individual assessments. In general proposals do not seek to encourage greater understanding of geodiversity features.</p> <p>All new development will increase the amount of waste produced, both during the construction phase and household/commercial waste from the development itself.</p> <p>It is likely that some of this increase in waste will be sent to landfill, however adequate facilities and collections services will require to be</p>	<p>Where already-existing contamination is suspected, a site investigation should be carried out and any contamination remediated as appropriate. Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.</p>

			in place to ensure that as much as possible is recycled. This should be ensured through mitigation.	
	Water	-	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. The development of a brownfield site is likely to release at least a small amount of water borne pollution into watercourses, groundwater and reservoirs if present.</p> <p>Development would also increase the amount of surface water run-off into water bodies, but may also improve upon the surface drainage systems of previous development, for example by incorporating modern technologies and SUDS as required by policy.</p> <p>The development of a general brownfield site will avoid an increase in development that physically impacts upon a watercourse or coastline. Where watercourses or coastlines are impacted, this is highlighted in the general assessments.</p> <p>It is likely that a brownfield site will already be connected to a public sewerage system, and its capacity will be assessed against proposals for future use and be required to be increased as appropriate before new development is connected to it.</p> <p>All new brownfield developments should require to be connected to the public sewerage system, and are required to make appropriate provision for SUDS. This should be clarified through mitigation.</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be a policy requiring all new developments to install water-saving technologies</p> <p>Drainage Impact Assessments will be required to be submitted with applications for development , with provision for SUDS made where appropriate.</p> <p>Conditions may be applied to planning applications to ensure that all watercourses (open or culverted) on a site are regularly maintained.</p>
	Landscape	-	<p>Brownfield development in Aberdeen is unlikely to impact upon any designed landscapes or areas identified for landscape quality but where relevant these will be safeguarded.</p> <p>Development of brownfield sites will have a neutral or positive impact on the landscape setting of the City and its features, where the site was previously derelict.</p> <p>Brownfield development is not likely to have a negative effect on landscape features, setting and character, including any geological features. These are likely to have already been altered, removed or degraded as part of the original development and subsequent dereliction and may be improved by redevelopment.</p>	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Any sites which occupy an especially visible and prominent location within the context of the whole city will not be allocated.</p>

			<p>Where there are degraded or derelict parts of the brownfield site, these will be improved through new development.</p> <p>In general brownfield development will not result in coalescence of settlements and/or urban sprawl, and may help to prevent it by helping to reduce development pressure on peripheral greenfield sites.</p> <p>Development in the coastal area will impact on the undeveloped coastal environment.</p>	
	Population	+	<p>Where a site is proposed for housing, development is likely to have long-term positive effects to allow flexibility in meeting housing needs and demands. However, it can not be taken for granted that housing will be provided that supports the needs of an aging population, those people in housing need that can not afford private housing , students and families. It can also not be presumed that development will meet other particular needs such as people with disabilities or Gypsies & Travellers. Redevelopment of brownfield sites may also contribute to the regeneration of an area.</p> <p>The development of a brownfield site for employment use will promote economic growth through the provision of new jobs.</p>	<p>Policy to require a set percentage of affordable housing in every new development will enhance positive population effects.</p> <p>Masterplanning process also ensures that larger developments accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands.</p>
	Human Health	+	<p>In general, brownfield development will not improve the amount of high quality and usable open space in the city through the provision of new parks, play areas and sports pitches unless required to do so. Many brownfield sites are smaller in area where opportunities for new green space on the site are limited. In this case, the development may be required to make contributions towards the improvement of existing open space, as should be specified through mitigation measures.</p> <p>However, brownfield development is unlikely to result in loss of existing green space.</p> <p>Within larger brownfield developments, there is likely to be a positive impact on human health as a result of new provision of quality open space and recreational facilities , however this may be limited within smaller brownfield developments.</p> <p>Attempts will be made to establish and enhance links between new residential areas and local facilities and recreation. Brownfield redevelopment is likely to restore and enhance links, which were</p>	<p>Qualifying developments will be required to make provision for new open space as appropriate through policy.</p> <p>Policy states that permission will not be granted to use or redevelop any area of urban green space unless an equivalent and equally convenient and accessible area is laid out and made available in the locality for green space purposes.</p> <p>Policy states that residential development within the airport exclusion zone, or within certain noise</p>

			previously blocked, dangerous or unattractive due to dereliction on the site.	levels, will not be permitted.
	Cultural Heritage	+/-	<p>Brownfield development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. There may also be negative effects on other non-designated built heritage features such as historic landscapes, historic buildings, townscapes, parks, gardens, landscapes and features as well as the context or setting in which they sit, and the patterns of past use and landscape.</p> <p>The planning and design of developments which are in keeping with existing settlements in terms of design, layout, material and quality are likely to have long term positive effects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term.</p>	<p>Proposals affecting Conservation Areas or Listed Buildings will require prior consent and will only be permitted where they comply with SPP.</p> <p>New development may also provide opportunities to enhance the setting of any heritage assets present.</p> <p>Where a site is deemed to be of archaeological interest, a survey should be required prior to development</p> <p>Architecture and Placemaking policy require all new development to have due consideration for its setting.</p>
	Material Assets	+	<p>The development will provide housing and employment opportunities as well as access to community facilities for the people of Aberdeen, to meet identified needs. The development of new employment land also promotes economic growth and provides jobs, and may help to promote regeneration in some areas.</p> <p>Brownfield development sites are likely to already be connected to suitable infrastructure, including social infrastructure (schools, housing, healthcare facilities); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure, energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); tourism and recreation (caravan and camping sites); telecommunication infrastructure (telephone masts, satellite television and broadband); and waste management infrastructure (waste collection, transfer stations and composting facilities). These may require to be upgraded, which will be addressed through</p>	Where there will be a negative impact on existing infrastructure, developer contributions may be required as appropriate.

			<p>mitigation.</p> <p>There may be an impact upon school rolls associated with new residential development. This may be either positive in terms of supporting schools with low rolls or negative in terms of placing extra demand for places on schools with limited capacity to accommodate them. Where relevant impacts are highlighted in the individual assessments.</p> <p>Other factors relating to material assets, such as adequate space for kerbside collection or recycling facilities should also be ensured.</p> <p>Urban brownfield development is more likely to be close to existing paths than developments in rural areas, and new provision is less likely to be required although improvements may be needed.</p> <p>Brownfield development has the potential to improve access to natural and built assets depending on its location, this should be ensured though mitigation.</p> <p>Development will safeguard core paths and rights of way and enhance links between paths, this should be ensured though mitigation.</p>	
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Preferred Brownfield Development Options- New Development Bids 2013
 These are sites which have come forward as new development bids, and have been identified as preferred or possible options in the Main Issues Report.

B0105 Raiths Transport Interchange				
B1005 Raiths Transport Interchange	Biodiversity	-	This site is in close proximity to the Aberdeen- Inverness and Kittybrewster railway line Local Nature Conservation Sites.	
	Climatic Factors	--	There are 2 recorded flood incidents at Pitmedden Road (blocked drains) and to the small watercourse on the northern boundary of the site which had been blocked on one occasion. The drainage system in this area was considered inadequate and required upgrading.	Roads drainage problems can be mitigated through upgrades and/or regular maintenance.
	Water	-	There is a small watercourse on the northern boundary of the site. It is unclear how this is proposed to be treated at present.	
	Human Health	--	Site is within Airport Noise Contour meaning that there will be significant impacts on human health as a result of aircraft noise from	

			the airport. Close to but not within Airport Exclusion Zone.	
	Cultural Heritage	0	No built or cultural heritage features present on the site.	
	Material Assets	- - or +	It is undetermined whether the proposed use would sterilize the future potential or development of the transport interchange. This would need to be established with Network Rail.	Work with Network Rail to establish any issues and resolve them as necessary.
B1202 Craiginches Prison				
B1202 Craiginches Prison	Biodiversity	-	This site falls within the River Dee catchment area and is in close proximity to the river itself. Designated species recorded for this site by NESBReC (with 100m buffer) are Wych Elm, Common Goldeneye, Eurasian Woodcock. It is likely that these are associated with the River Dee valley to the west of the site, and may not be directly affected by the redevelopment of the prison site itself.	
	Climatic Factors	- -	A previous flooding incident has been recorded at Walker Road adjacent to the site; cause unknown.	Roads drainage problems can be mitigated through upgrades and/or regular maintenance.
	Population	+	Proposed use unknown at present. Likely to be mixed use, therefore as per general brownfield assessment.	
	Cultural Heritage	-	There are no designated heritage assets on the site. However, Craiginches Prison dates from 1830 and may be considered by some to be a significant non-designated heritage asset.	
	Material Assets	-	Closure of Craiginches Prison has already been determined, with facilities being consolidated at a new facility in Peterhead. Walker Road Primary School is forecast to go over capacity in 2014 and will remain so for the foreseeable future.	
<p>Preferred Brownfield Development Options – Sites identified as suitable for new retail development</p> <p>These are sites which have been identified by officers as being potentially suitable for new retail development, a need for which has been shown through the updated Retail Study.</p>				
Denburn and Woolmanhill				
Denburn and Woolmanhill	Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS so there may be an impact on its conservation objectives and also falls within the River Dee catchment area.	

	Climatic Factors	--	In addition a significant area of flooding in southern portion of site shown on flood map, and site is vulnerable to the effects of climate change.	The LDP states that a FRA will be required to assess its suitability for redevelopment.
	Cultural Heritage	+/-	The restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.	
St Nicholas House				
St Nicholas House	Landscape	+	Redevelopment would have a significant positive impact on landscape within the designated conservation area.	
Aberdeen Market				
Aberdeen Market	Landscape	+	Redevelopment would have a significant positive impact on landscape within the designated conservation area.	
Upper / Basement Floors, 73-149 Union Street				
Upper / Basement Floors, 73-149 Union Street	All	+/-	As per general assessment	
George Street / Crooked Lane				
George Street / Crooked Lane	All	+/-	As per general assessment	
Preferred Brownfield Development Options – Existing LDP Allocations These are sites which are already allocated for development in the adopted 2012 LDP and we propose to carry forward into the next LDP.				
OP87 Aberdeen College, Gallowgate				
OP87	Biodiversity	-	This site falls within the River Dee catchment area.	
OP88 Aberdon House				
OP88	Biodiversity	-	Site is adjacent to the River Don Corridor LNCS meaning there may be some impact on its conservation objectives.	
	Climatic Factors	-	In addition the site is close to areas at risk of flooding and may be vulnerable to the effects of future changes in climate.	

	Population	+ +	Redevelopment of this site has the potential to contribute positively to regeneration in Tillydrone by providing housing and/or employment for the population	
OP7 Balgownie Centre				
OP7	All	+/-	As per general brownfield assessment	
OP89 Balgownie Machine Centre				
OP89	Biodiversity	-	The site is adjacent to the Inverness-Kittybrewster Railway Local Nature Conservation Site meaning there may be some impact on its conservation objectives and biodiversity.	
	Population	+	Redevelopment has the potential to contribute positively to regeneration in the area by providing housing and/or employment.	
OP8 Balgownie Primary School				
OP8	All	+/-	As per general brownfield assessment.	
OP15 Bankhead Academy				
OP15	All	+/-	As per general brownfield assessment	
OP47 Braeside Infant School				
OP47	Biodiversity	-	Site falls within the River Dee catchment area.	
OP36 Byron Park Nursery				
OP36	Population	+ +	Redevelopment has the potential to contribute positively to regeneration in Northfield by providing housing and/or employment for the population.	
OP91 Cattofield Reservoir				
OP91	All	+/-	As per general brownfield assessment.	
OP93 Causewayend Primary School				
OP93	Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS, so there may be some impact on its conservation objectives and is also within the River Dee catchment area	
	Cultural Heritage	-	Causewayend Primary School is a category C listed building and unsympathetic development has the potential to have significant negative impacts, but sympathetic development could have positive benefits.	
OP94 Cornhill Hospital				
OP94	Biodiversity	-	Site also falls within the River Dee catchment area.	
	Cultural Heritage	-	In addition development is within a conservation area and could have a negative impact if development is not responsive to surrounding environment.	
	Climatic Factors	-	The site is also close to an area at risk of flooding and may be vulnerable to future changes in climate.	
OP73 Craighill Primary School				

OP73	Biodiversity	-	Site is close to the River Dee SAC and development has the potential to impact negatively on biodiversity, but given the scale and the fact that it is a brownfield development impact is unlikely to be significant. Falls within the River Dee catchment area.	
	Climatic factors	-	Close to areas at risk of flooding from the River Dee, may be vulnerable to the effects of future changes in climate.	
OP96 Croft House				
OP96	Biodiversity	-	Site falls within the River Dee catchment area.	
OP97 Crown House				
OP97	Climatic Factors	-	Site is close to an area at risk of flooding and may be vulnerable to the effects of future changes in climate. Falls within the River Dee catchment area.	
	Cultural Heritage	-	Part of the Bon-Accord Crescent/Crown St. conservation area. Britannic House is a category B listed building, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sympathetic development could have positive benefits.	
OP49 Cults Pumping Station				
OP49	Biodiversity	--	The Cults burn is a tributary of the River Dee and development may impact negatively on the SAC and biodiversity. Site is also situated on the Cults Den LNCS so there may be an impact on its conservation objectives. Falls within the River Dee catchment area.	Current LDP policy states that developments that may affect a designated site or species will require an Ecological Assessment.
	Climatic Factors	--	Cults burn runs to the west of the site and development on this site would be at risk from flooding and would have negative impacts on climate.	LDP should be amended to state that a FRA will be required to assess suitability for redevelopment.
OP99 Denburn and Woolmanhill				
OP99	Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS so there may be an impact on its conservation objectives and also falls within the River Dee catchment area.	
	Climatic Factors	--	In addition a significant area of flooding in southern portion of site shown on flood map, and site is vulnerable to the effects of climate change.	The LDP states that a FRA will be required to assess its suitability for redevelopment. The

				vulnerability of future uses will also be considered.
	Cultural Heritage	+/-	The restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.	
OP101 Dunbar Halls				
OP101	Biodiversity	-	There could be negative impacts on the River Don and ancient woodland resulting from development.	
	Climatic factors	-	Negative impact on Climate as very close to functional flood plain of the Don and development is vulnerable to global climate changes.	
	Cultural Heritage	-	Development is within a conservation area and care will need to be taken to ensure that there is no negative impact on the surrounding environment.	
	Water	-	In addition development is adjacent to the River Don and development could have a negative impact on water quality.	
OP17 Former Garden School				
OP17	All	+/-	As per general brownfield assessment.	
OP120 Former Summerhill Academy				
OP120	Biodiversity	-	Site falls within the River Dee catchment area.	
OP37 Greenfern Infant School				
OP37	Biodiversity	-	Site is adjacent to River Don Corridor LNCS, so there is a potential impact on its conservation objectives.	
	Climatic Factors	--	In addition development is adjacent to the River Don Part of the site is within an area at risk from flooding and the site will be vulnerable to future global climate changes, therefore mixed impact on Climate.	The LDP should be amended to state that an FRA will be required to assess its suitability for redevelopment. The vulnerability of future uses will also be considered.
OP105 Hillhead Halls				
OP105	Biodiversity	-	Site is adjacent to River Don Corridor LNCS, so there is a potential impact on its conservation objectives.	
	Climatic	--	In addition development is adjacent to the River Don Part of the site is within an	Not in the appendix? LDP

	Factors		area at risk from flooding and the site will be vulnerable to future global climate changes, therefore mixed impact on Climate.	should be amended to state that an FRA will be required to assess suitability for redevelopment.
OP106 Hilton Nursery School				
	All	+/-	As per general brownfield assessment	
OP53 Kennerty Mills				
OP53	Biodiversity	-	In addition development is adjacent to the Culter Burn LNCS, which is a tributary of the River Dee SAC and may impact negatively on water quality and biodiversity of the SAC.	
	Climatic Factors	--	The site seems to be almost entirely within the indicative flood plain of the Culter Burn, at risk of flooding and may be vulnerable to future changes in climate.	Current LDP states that an FRA will be required in order to assess suitability for development
	Cultural heritage	+/-	Development could potentially have a significant impact on cultural heritage, through the loss or insensitive redevelopment of a category B listed building.	
OP34 Marchburn Infant School				
OP34	Human Health	+	Site currently forms part of an areas of poor quality open space, so there is potential to improve this through redevelopment.	
OP110 Mile End Primary School				
OP110	Biodiversity	-	Site falls within the River Dee catchment area.	
	Cultural Heritage	+/-	School is a category C listed building, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sympathetic development could have positive benefits.	
OP113 Park House, Westburn Road				
OP113	All	+/-	As per brownfield general assessment. This site falls within the catchment area of the River Dee.	
OP116 Smithfield School				
OP116	Population	++	In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets	
OP117 St Machar Primary School				
OP117	Climatic Factors	-	The site is close to areas of flood risk and may be vulnerable to the effects of future changes in climate.	

	Population	+ +	In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets	
OP119 St Peter's Nursery				
OP119	Cultural Heritage	-	In addition this site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage.	
OP121 Tillydrone Primary School				
OP121	Population	+ +	In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.	
OP122 Tivoli Theatre				
OP122	Biodiversity	-	Falls within the River Dee catchment area.	
	Climatic Factors	-	The building is close to areas at risk of coastal flooding and may be vulnerable to the effects of future changes in climate	
	Cultural Heritage	+/-	In addition the restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area.	
OP126 Victoria House, West North Street				
OP126	Biodiversity	-	This site falls within the River Dee catchment area.	
OP127 Victoria Road School, Torry				
OP127	Biodiversity	-	Site falls within the catchment area of the River Dee.	
	Climatic Factors	-	In addition development is close to areas at risk from flooding and may be vulnerable to future changes in global climate.	
OP128 VSA Gallowgate				
OP128	Biodiversity	-	This site also falls within the catchment area of the River Dee.	
	Climatic Factors	+/-	In addition this building is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Opposite the VSA is 111 Gallowgate, which is also a category C listed building. Development has the potential to bring this building back into use with careful design	

OP129 The Waterfront, Torry				
OP129	Biodiversity	-	Site falls within the River Dee catchment area and is in close proximity to the LNCS. Development has the potential to impact or place pressure on biodiversity.	
	Climatic Factors	-	Development is close to areas at risk of coastal and river flooding and may be vulnerable to effects of changes in climate.	
OP130 Water Lane Grannary				
OP130	Biodiversity	-	Falls within the River Dee catchment area.	
	Climatic Factors	--	In addition this site is in close proximity to the Harbour and the area of land at risk from flooding. This site will be vulnerable to future changes in climate.	Plan states that an FRA will be required to assess suitability for redevelopment.
OP38 Woodend Hospital Annex				
OP38	Biodiversity	-	Falls within the River Dee catchment area.	
OP131 Woodside Congregational Church				
OP131	All	+/-	As per general brownfield assessment	
OP19 Haudagain Triangle				
OP19	Air	+/-	In addition there are possible cumulative issue in terms of the commercial/retail element attracting traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan should improve congestion at this roundabout.	
	Climatic Factors	+	This development proposal forms part of a wider masterplan for the area, and could replace the housing on this site with more energy efficient modern dwellings. On the flip site the redevelopment would require the site to be demolished, which would create waste, therefore impact on climate is mixed.	
	Population	++	Development would assist in regeneration in this area.	
	Material Assets	++	This development will provide infrastructure improvements for the road network around Aberdeen and will have a positive impact on material assets. Improvements to the Haudagain Roundabout will have positive effects in traffic for the whole road network in the north-west of the city.	
OP76 Souter Head Road, Cove				
OP76 Souter Head Road, Cove	Air	-	This site has been proposed for a retail development and would be likely to result in significant commuter traffic and impact on air and climate.	
	Climatic Factors	-	This site has been proposed for a retail development and would be likely to result in significant commuter traffic and impact on air and climate.	

	Landscape	0	Impact on landscape is expected to be neutral as development would form part of the existing built up area.	
Alternative Brownfield Development Options				
These are sites which have come forward as new development bids, and have been identified as alternative options in the Main Issues Report.				
B0103 The Spires North				
B010 The Spires	Biodiversity	-	Adjacent to the Aberdeen- Inverness railway LNCS. Designated species recorded by NESBREC for the site (with a 100m buffer) include Common Goldeneye Common Kingfisher, Greater White-fronted Goose, Whooper Swan and House Sparrow. It is possible that some of these species are associated with the River Don corridor and are not to be found on site, particularly given that there is very little natural habitat on the site.	
	Landscape	--	This is an especially prominent site in the local area, which is elevated and highly visible from the surrounding area. The current view of the site is likely to be improved through new residential development, but will still be highly prominent and intrusive.	
	Population	+/-	The redevelopment of this site will provide housing, but will also mean the loss of current employment uses on site and a decrease in the size of the industrial estate.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	
B0207 Mundurno Industrial				
B0207 Mundurno	Climatic Factors	+/-	One development proposal for this site is a new facility creating fuel from waste. This would promote the use of waste as a resource and prevent it being landfilled.	
	Population	0	Not proposed for housing, employment or another population enhancing use.	
	Human Health	0	Highly unlikely any open space or recreational opportunities will be provided in association with this site as it is very isolated from any nearby residential development, within a low amenity industrial area is not an appropriate place for recreational facilities.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	
	Material Assets	++	New energy from waste facility would be a significant new asset for the whole city.	
B1001 Queen's Road				

B1001 Queen's Road	Biodiversity	-	This site falls within River Dee SAC catchment. The southern part of this site is within Tree Preservation Order Area 13. There are records of bats (Chiroptera) in the area and Wych Elm, Common Tern, Eurasian Woodcock and Hedge Accentor, all of which are designated species.	
	Cultural Heritage	-	The site lies within the Albyn Place/Rubislaw Conservation Area and contains 3 Category B Listed buildings. There are another 2 Category B Listed buildings on either side of this development site.	
B1201 Greyhope Bay				
B1201 Greyhope Bay	Biodiversity	- -	This site is covered by LNCS designation (Balnagask to Cove).	
	Climatic Factors	-	However, the site is close to the area identified as being at risk of coastal flooding on SEPA's flood maps, and may be vulnerable to the effects of future changes in climate. However at present it sits atop a cliff.	
	Soil	+	Proposals are for a visitors centre with a strong educational element that could directly encourage greater understanding of geodiversity features in the local area.	
	Water	-	Site is located on the coast and will physically impact upon the coast line, but it located on a cliff-top meaning the development is unlikely to affect the dynamics of coastal processes.	
	Population	0	Site is proposed for a visitor's centre; will not have a significant impact on population.	
	Cultural Heritage	-	Designated heritage assets are the Girdle Ness Category A listed lighthouse and the Torry Battery scheduled monument. Other non-designated heritage assets are also present on or close to the site, including anti-tank blocks associated with the battery, boundary stones and the site of cottages, suggesting that the area may be of archaeological significance.	
B0601 Hillhead				
B0601 Hillhead Halls	Biodiversity	-	Development would result in the loss of mature woodland to the north of the site. The River Don Corridor LNCS lies adjacent to the site to the north. The Donmouth Nature Reserve, which is downstream of the site, may also be affected. Designated species recorded for this site by NESBRE C: Wych Elm, Common Bullfinch, Slender Trefoil, Greater White-fronted Goose, Common Kingfisher, Common Goldeneye, Common Starling, Hedge Accentor, Black-headed Gull, Herring Gull, House Sparrow, Wild Pansy.	
	Climatic Factors	- -	The area identified as being at risk of flooding from the Don rises to the northern border of the site, but does not affect the site itself. Site is on top of a steep scarp; unlikely to be affected by flooding.	

	Landscape	-	This development would result in the loss of green space and woodland.	
	Population	++	Currently proposed that this site may be used for student accommodation. If so, this would contribute to meeting the specialist housing needs of this group.	
	Human Health	--	It is possible that this development would result in the loss of green space and woodland, as well as sports facilities including tennis courts.	
	Cultural Heritage	+/-	Development may affect the setting of listed buildings Brig o Balgownie, and is also within the Old Aberdeen Conservation Area. Note that the proposals note that there is the potential for the restoration of the historic Rose Cottage (Grade B Listed) on the site, which would be a benefit.	
B1303 Greenwell Road Gas Holder				
B1303 Greenwell Road Gas Holder Station	Biodiversity	-	This site is in close proximity to the Tullos Hill LNCS. It is unlikely that redevelopment of this site will negatively affect the conservation objectives/qualifying features of this designation. This site falls within the River Dee SAC catchment area. There are no records of any protected species on this site according to latest NESBREC data.	
	Population	0	This site is currently proposed for retail/ or a mix of uses, but the exact nature and mix of uses is as yet unconfirmed. It is unlikely that this mix would include housing.	
	Human Health	--	The surrounding industrial area suffers from low amenity (noise, smells, dust etc) and it would not be appropriate to attract people to visit this area for any other reason than to work.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	
	Material Assets	+	Loss of existing gas holder, although It is presumed that this has been identified as surplus to requirements by operators.	
B1308 Abbotswell Road				
B1308 Abbotswell Road	Biodiversity	-	The site is bordered by the River Dee Corridor LNCS to the north and west. Site is also within the River Dee SAC catchment and is on the banks of the river.	
	Climatic Factors	-	Site is not identified as being at known risk of flooding according to SEPA Flood Risk Maps. However, it is close to the area currently identified as being flood risk from the Dee and may be vulnerable to the effects of future changes in climate. There is also a semi-natural burn running along the eastern edge of the site, which is culverted beneath Abbotswell Road. This small watercourse may also be vulnerable to flooding in future.	
	Water	--	There is currently a semi-naturalised small watercourse running through the middle of the wider site and the eastern edge of the site proposed for housing. It is unclear	

			how this is proposed to be treated or promoted.	
	Population	+/-	The redevelopment of this site/rezoning of this area would provide housing. However, it would also involve the loss of current employment uses and may also remove protection for existing businesses on site and open them up to redevelopment for housing.	
	Cultural Heritage	0	No built or cultural heritage designations on the site.	
B1309 Wellington Road				
B1309 Wellington Rd	Biodiversity	-	This site falls within the River Dee SAC catchment area. NESBReC records do not indicate the presence of any protected species on this site.	
	Population	0	Site is proposed for retail use.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.	

Appendix 6 Main Issues

Assessment of Main Issues				
Issue	Topic	Score	Comments	Mitigation
1. Greenfield Housing and Employment Allocations				
The substance of this main issue has already been assessed as part of the SEA of the Strategic Development Plan and is not assessed again here.				
2. City Centre Vision- Preferred Option				
Continue to work on the Aberdeen City Centre Vision and Masterplan and adopt it as Supplementary Guidance to the new LDP. This will include the Sustainable Urban Mobility Plan. The public sector will lead on implementation of the strategy with help from private investment. This policy is about the creation of a vision document that will be intended to guide the location and form of new developments as well as transport and public realm improvements, establishing priorities and identifying key areas for intervention. At this point, it is not proposing any new developments directly (proposed retail strategy for the City Centre is assessed separately below), however it may indirectly lead to new developments.				
City Centre Vision – Preferred Option	Biodiversity	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on biodiversity.	
	Air	+	The Vision and Masterplan will link in with the Sustainable Urban Mobility Plan. One of the objectives of the SUMP is to increase air quality within the City Centre Air Quality Management Area (AQMA) to a point where the AQMA can be revoked. This would be achieved through the reduction of vehicles and promotion of sustainable travel modes.	
	Climatic Factors	+ +	An action for the Vision and Masterplan is to develop and deliver a wayfinding strategy which will make the city centre more sustainable and accessible by making it more attractive to walk. Making the beach and Harbour more accessible on foot from the city centre will also have a positive effect on climatic factors. Another action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The objectives of the SUMP include; creating a city centre which is easy to move around with improved connections between key activity nodes, increasing walking and cycling opportunities within the city centre, improving public transport, improving access to bus and rail stations and raising awareness of and better promoting access to the city centre. All of	

			these objectives, if met, will have a positive impact on climatic factors. The issue is not intended to contribute to flood risk prevention although developments flowing from it will take flooding into account. City Centre developments will not affect peat soils.	
	Soil	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on soil.	
	Water	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on water.	
	Landscape	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on landscape.	
	Population	+	An action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The SUMP objectives of improving public transport and creating a city centre that is easy to move around will have a positive impact for the whole population, in particular more vulnerable groups such as older and disabled people.	
	Human Health	+	An action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The SUMP aims to minimise the number of people exposed to high noise levels, improve air quality within the City Centre AQMA and to minimise the rate of road accident casualties. If implemented, these objectives would have a positive impact on human health. The Vision and Masterplan aims to improve access to a number of greenspaces in and around the city centre (such as Union Terrace Gardens and the beach).	
	Cultural Heritage	+	The Vision and Masterplan aims to achieve a successful balance of conserving the historic character with carefully considering high quality contemporary architecture by managing the old and the new. In doing this the Vision and Masterplan will identify buildings / features that must be retained, identify refurbishment / renovation priorities, identify opportunity site, determine appropriate uses and prepare an architecture policy for the city centre.	
	Material Assets	+ +	An action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The objectives of the SUMP will have a positive impact on material assets through the safeguarding and improvement of walking and cycling routes, and the improvement and provision of public transport infrastructure where appropriate.	

City Centre Vision- Alternative Option				
Continue to work on the Aberdeen City Centre Vision and Masterplan and adopt it as Supplementary Guidance to the new LDP. Implementation will happen through market demand.				
City Centre Vision - Alternative	All Indicators	As preferred	This option has similar impacts to the preferred option, with the only difference being which sector leads on its implementation. The assessment for all indicators is same as for the preferred option.	
City Centre Vision – Current Policy Approach				
The current City Centre Development Framework is the strategy for the City Centre. It is not as detailed or wide ranging as the proposed Vision and Masterplan document, and does not incorporate a SUMP.				
City Centre Vision- Current Approach	Air	-	City Centre Development Framework (CCDF) does not incorporate a SUMP or address air quality issues directly. Therefore no likely positive impact, and it is likely that air quality problems will continue to increase.	
	Climatic Factors	0	CCDF does not incorporate a SUMP. It includes provisions to promote walking and accessibility but these are not thought to have a significant impact on climate.	
	Population	0	CCDF does not incorporate a SUMP and does not address the needs of the population or particular groups directly. Therefore no likely impact.	
	Human Health	+	Although the CCDF does not incorporate the SUMP, it does address accessibility to green spaces in and around the city centre, with a positive impact on human health	
	Material Assets	0	There are specific proposals included in the CCDF and no SUMP with its accompanying infrastructure improvements. Therefore no likely impact on material assets.	
	All other indicators	As preferred	The CCDF has the same impact as the preferred option for biodiversity, soil, water, landscape and cultural heritage.	
Retail Strategy for the City Centre- Preferred Option				
A retail strategy drafted from the findings of the retail study to be incorporated within the Aberdeen City Centre Vision and Masterplan. This policy is explicitly proposing new brownfield development for retail, with a need to identify land for approx 30-35,000sqm of retail development within the City Centre Business Zone. This assessment looks at the principle of additional retail development- specific sites identified as being potentially suitable are assessed in the brownfield table.				
Retail Strategy for the City Centre-	Biodiversity	+	New retail developments are likely to promote urban biodiversity, even if they are not explicitly intended to do so. Redeveloping parts of the city centre which are already built up is not likely cause habitat fragmentation, habitat loss or disturbance to species.	Encourage new buildings in the City Centre to promote urban biodiversity.
	Air	-	The retail strategy for the city will state that 30,000 – 35,000 sq. m. of new	Sustainable and Active Travel

			retail floor space should be developed by 2022. These new developments will have a negative impact on air, in the short term due to release of particulate matter through demolition/construction, and longer term attracting more cars trips into the city.	policies included in the LDP; preparation of the SUMP
	Climatic Factors	+/-	The increase in retail floor space is likely to attract more car trips into the city centre. However, the retail strategy and Sustainable Urban Mobility Plan will inform one another, and will provide an opportunity to promote more sustainable and active travel methods.	
	Soil	0	The retail strategy for the city centre is unlikely to result in any impact on soil.	
	Water	0	The retail strategy for the city centre is unlikely to result in any impact on soil.	
	Landscape	0	The retail strategy is unlikely to result in any impact on landscape.	
	Population	+	New retail facilities proposed in the retail strategy will have a positive impact on population by providing a greater number and range of retail facilities to serve the people of Aberdeen and the wider region.	
	Human Health	0	The retail strategy is unlikely to result in any impact on human health.	
	Cultural Heritage	-	Most sites that will be considered through the retail strategy are constrained by Listed Buildings and Conservation Areas. Therefore it is likely that there may be a negative impact on cultural heritage.	
	Material Assets	+ +	The retail strategy for the city will also link into the Vision and Masterplan which will state that 30,000 – 35,000 sq. m. of new retail floor space should be developed by 2022. This will have a very positive effect on material assets for the city centre.	
Retail Strategy for the City Centre- Alternative Option				
As per Preferred Option, however if this cannot be delivered, identify sites on the edge of the City Centre.				
Retail Strategy for the City Centre- Alternative Option	Air	-	The alternative option will have a more significant negative impact as the preferred, because even more car trips will be encouraged if the new shopping centre(s) is identified away from the current retail core, and is therefore less attractive to walk to.	
	Climatic Factors	-	The alternative option will have a more significant negative impact as the preferred, because even more car trips will be encouraged if the new shopping centre(s) is identified away from the current retail core, and is therefore less attractive to walk to. However, the retail strategy and	

			Sustainable Urban Mobility Plan should still inform one another and will then promote more sustainable and active travel methods.	
	All other indicators	As preferred	The impact will be the same as per preferred option for biodiversity, soil, water, landscape, population, human health, cultural heritage and material assets.	
Retail Strategy for the City Centre – Current Policy Approach				
No current strategy for retail development within the City Centre. However, major retail development should be focused within the City Centre Business Zone. This option is a 'do nothing' approach. This may mean that new retail developments happen on an ad hoc basis and are not in sustainable locations close to the retail core. It may also mean that the required amount of new retail floor space is not identified.				
Retail Strategy for the City Centre- Current Approach	Air	-	If developments come forward on an ad-hoc basis it may mean that they are in less sustainable locations away from the current retail core that are very likely to encourage car use and therefore negatively impact upon air quality.	
	Climatic Factors	-	If developments come forward on an ad-hoc basis it may mean that they are in less sustainable locations away from the current retail core that will encourage car use and therefore negatively impact upon greenhouse gas emissions and climate.	
	Cultural Heritage	-	Many sites within the City Centre are likely to be constrained by Listed Buildings or Conservation Areas. Therefore there may be a negative impact on cultural heritage.	
	Material Assets	-	If no suitable sites are identified and promoted for delivery through the strategy, it is possible that the required amount of floorspace is not identified, which may have an indirect negative impact on existing retail businesses and lead to a loss of competitiveness of Aberdeen City Centre for retail.	
	All other indicators	0	The current 'do nothing' approach will not have any direct impact on biodiversity, soil, water, landscape, population or human health, as it will not be doing anything to promote or direct new retail development that could have a positive impact.	

Union Street Frontages – Preferred Option				
Relax current policy. Promote a mix of uses on the frontage to the west of Union Street so long as it is public space and/or puts the whole building into use. This issue is about relaxing current restrictions on change of use, and does not propose any new development or direct interventions.				
Union Street Frontages- Preferred	Biodiversity	0	Unlikely to result in any impact on biodiversity	
	Air	0	Unlikely to result in any impact on air.	
	Climatic Factors	0	Unlikely to result in any impact on climatic factors.	
	Soil	0	Unlikely to have any impact on soil.	
	Water	0	Unlikely to have any impact on water.	
	Landscape	0	Unlikely to result in any impact on landscape.	
	Population	+	Making the Union Street Frontages policy more flexible will have a positive effect on population by providing a managed greater mix of uses on Union Street. It will also help to ensure that ground floor units maintain some sort of public use.	
	Human Health	0	Unlikely to result in any impact on human health.	
	Cultural Heritage	+/-	Encouraging a mix of uses will have both a positive and negative impact on cultural heritage as some historic features may be enhanced but others may be lost, for example historic shop fronts or internal features as units are redeveloped for other uses.	Shop Fronts Supplementary Guidance
	Material Assets	+	Encouraging a mix of uses will have a positive effect on material assets, because it will encourage the improvement and use of vacant units on Union Street, helping to bring more businesses into the City Centre.	
Union Street Frontages – Alternative Option				
Remove the policy altogether. Allow all uses on Union Street.				
Union Street Frontages- Alternative Option	Population	-	Removing the Union Street Frontages policy will have a negative effect as we may see a clustering of the same types of use because of the lack of management, which will narrow the function of Union Street and may see the loss of important services for the population.	
	Material Assets	+/-	Encouraging a mix of uses will have a positive effect on material assets as it will encourage the use of vacant units on Union Street. However, removing the policy may encourage a cluster of the same uses which will have a negative impact on material assets.	
	All other indicators	As preferred	The impact of the Alternative Option on all other indicators will be the same as for the preferred option	

Union Street Frontages – Current Policy Approach.				
Encourage the retention of retail on Union Street through the current policy				
Union Street Frontages- Current Approach	Population	+/-	Current policy approach encourages the retention of retail provision on Union Street, however may also limits the redevelopment of vacant units for other types of services and therefore potentially contribute to their staying vacant due to a lack of demand for retail.	
	Cultural Heritage	+/-	Encouraging the retention of retail may help to retain historic shop frontages but may also contribute to the deterioration of existing frontages through vacant units which policy will not allow to be redeveloped into other uses.	
	Material Assets	+/-	Current policy helps to protect against ground floor units falling out of public access and use through undesirable changes of use, however it also limits the redevelopment of vacant units	
	All other indicators	As preferred	The impact of the current policy approach on all other indicators will be the same as for the preferred option	
New Policy for West End Shops – Preferred Option				
Establish a new policy to protect, encourage and enhance the West End shops. This issue is about providing protection for current retail units in the west end from change of use and does not propose any new development or direct interventions.				
West End Shops - Preferred	Biodiversity	0	Unlikely to result in any impact on biodiversity.	
	Air	0	Unlikely to result in any impact on air.	
	Climatic Factors	0	Unlikely to result in any impact on climatic factors.	
	Soil	0	Unlikely to have any impact on soil.	
	Water	0	Unlikely to have any impact on water.	
	Landscape	0	Unlikely to result in any impact on landscape.	
	Population	0	Unlikely to result in any impact on population.	
	Human Health	0	Unlikely to result in any impact on human health.	
	Cultural Heritage	+	Protecting the retail use will help retain original shop fronts where present.	
	Material Assets	+	Protecting the retail use will help maintain the shops in this area.	
West End Shops – Alternative Option No retail designation for the West End shops.				
	Cultural Heritage	-	Not protecting the retail use may lead to the loss of original shop fronts.	

	Material Assets	-	Not protecting the retail use in this area may result in the loss of shops.	
	All other indicators	As preferred	The impact of the alternative approach will be the same as for the preferred option- no significant impact on biodiversity, air, climate, soil, water, landscape, population or human health.	
West End Shops- Current Policy Approach				
No specific protection for West End shops. Covered by CCBZ designation.				
	Cultural Heritage	-	No protection means possible loss of original shopfronts	
	Material Assets	-	No protection means possible loss of shops.	
	All other indicators	As preferred	The impact of the current policy approach will be the same as for the preferred option	
Retail Outwith the City Centre – Preferred Option				
Allocate land for retail to address deficiencies across the city, along with committed developments. This issue is proposing new retail developments within areas already allocated for new development				
Three allocations have been proposed for new retail centres outwith the city centre: Grandholm, Newhills and Countesswells. The specific site has yet been chosen but through the findings of the retail study it emerged that there were quantitative and qualitative deficiencies for these three allocations. The committed retail projects and the three allocations above have already been subjected to a SEA through the Aberdeen Local Development Plan (2012) to address the impacts for allocating them as sustainable mixed communities. Therefore, this SEA will look at the additional impacts a retail centre may have on the above allocations.				
Retail Outwith the City Centre- Preferred	Biodiversity	0	Unlikely to have a significant impact on biodiversity	
	Air	+/-	There will be both positive and negative impacts on air, as new retail uses may encourage more trips by car. However, creating retail centres within the sustainable mixed communities will encourage people to use more sustainable methods of transport and allow them to visit shops in their own community.	
	Climatic Factors	+/-	There will be both positive and negative impacts on climatic factors as retail may encourage more cars. However, creating retail centres within the sustainable mixed communities will encourage people to use more sustainable methods of transport.	
	Soil	0	Unlikely to have a significant impact on soil	
	Water	0	Unlikely to have a significant impact on water	
	Landscape	0	Unlikely to have a significant impact on landscape	
	Population	+	The development of retail centres within the allocations stated above will	

			have a positive effect on the local community by providing local services.	
	Human Health	0	Unlikely to have a significant impact on human health	
	Cultural Heritage	0	Unlikely to have a significant impact on cultural heritage	
	Material Assets	++	The development of retail will have a positive impact on material assets.	
Retail Outwith the City Centre – Current Policy Approach				
No retail strategy for development outwith the City Centre. Committed developments are detailed in the Main Issues Report. This may lead to development of new retail parks on an ad hoc basis, in locations which are not yet known and have not been planned for through the LDP process.				
Retail outwith the City Centre – Current Approach	Biodiversity	0	Likely impact on biodiversity depending on location of any new retail parks constructed.	
	Air	-	The development of retail parks will encourage more cars. There will also be negative impacts with further construction of retail parks on an ad hoc basis.	
	Climatic Factors	-	The development of retail parks on an ad hoc basis will encourage more cars.	
	Soil	-	Likely impact on soil depending on location of any new retail parks constructed.	
	Water	-	Likely impact on water depending on location of any new retail parks constructed.	
	Landscape	-	Likely impact on landscape depending on location of any new retail parks constructed.	
	Population	0	New retail facilities are likely to have a positive impact on population by providing more services, but this will depend on their location.	
	Human Health	0	Unlikely to have a significant impact on human health.	
	Cultural Heritage	0	Possible impact on cultural heritage, depending on the location of any new retail parks constructed.	
	Material Assets	-	Existing retail deficiencies in planned developments are not addressed.	

Aberdeen Harbour Expansion- Preferred Option				
Create a new deep water harbour facility at Nigg Bay. This will be a significant new physical development affecting both the terrestrial and marine environment.				
Aberdeen Harbour Expansion- Preferred	Biodiversity	--	Nigg Bay is part of Balnagask to Cove Local Nature Conservation Site – this supports mixed habitats, on a rich substrate supporting herb rich grasslands, wet flushes, coastal heathland, rocky cliffs and rock pools. Interesting insect fauna and nesting sea birds. Part of the bay is also a Site of Special Scientific Interest, mainly due to its geological interest, although the built proposals do not include this area. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon. These are qualifying species for the Moray Firth SAC and the River Dee SAC respectively.	A detailed Environmental Impact Assessment will require to be submitted by the developer with appropriate mitigation measures outlined.
	Air	+	There is a likelihood that some heavy vehicle traffic will be diverted from the existing harbour and Market Street and the city centre, where air quality is currently an issue. Therefore there will be a positive impact on the Air Quality Management Area in the City Centre.	
	Climatic Factors	+/-	A new harbour will generate additional vehicular traffic overall, increasing overall carbon footprints. However, part of the rationale of a new harbour facility is that it would be able to accommodate larger ships which are more energy efficient than several smaller vessels. All harbour development is likely to be in coastal areas where flooding is an issue that would have to be considered. Therefore the impact on climatic factors is mixed.	
	Soil	+/-	Whilst any new development will increase land take and result in soil sealing, the immediate coastal location means that the value of the soils here are likely to be limited. There could be the opportunity to promote a greater understanding and appreciation of the geological SSSI at Nigg Bay.	
	Water	--	Any harbour development is likely to have physical impacts upon the coastline – in particular dredging and the construction of a new breakwater.	A detailed Environmental Impact Assessment will require to be submitted by the proposer with appropriate mitigation measures outlined
	Landscape	-	Nigg Bay is part of a distinctive coastal area which in turn is part of the landscape setting of Aberdeen. It is inevitable that any new harbour	

			development will have to be located in the coastal area and will therefore impact on the coastal landscape.	
	Population	+	Development of the new harbour facility will directly create a large number of new jobs.	
	Human Health	+/-	Nigg Bay and the coastal footpath are recreational resources and any development could have a negative impact on this without mitigation. However this option also presents an opportunity to improve the educational and recreation resource in the area, therefore impact will be mixed.	
	Cultural Heritage	-	Without mitigation there is the possibility of development at Nigg Bay affecting the setting of St Fitticks Church which is a Scheduled Ancient Monument and Girdleness Lighthouse which is listed.	
	Material Assets	+ +	Expansion is needed to accommodate growth in oil and gas markets, decommissioning, offshore renewables, ferry traffic, the cruise market and the development of larger ships and vessels which cannot currently be accommodated within the confines of the current harbour. It would lead to a significant improvement in business opportunities for the city and in harbour infrastructure.	
Aberdeen Harbour Expansion – Alternative Option				
Focus future growth on the existing harbour estate. This will lead to new development, but only within the boundaries of the current built up, operational area of the harbour.				
Aberdeen Harbour Expansion - Alternative	Biodiversity	-	The current harbour is part of the River Dee SAC. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon. These are qualifying species for the Moray Firth SAC and the River Dee SAC respectively.	
	Air	-	All existing and future harbour traffic will continue to access it via Market Street and the city centre, thereby reducing air quality in those areas.	
	Climatic Factors	+/-	The inverse of the preferred option – it is possible that less vehicular traffic would be generated by continuing business from the existing harbour, but it may be expected that traffic levels will continue to increase as the harbour grows and sees more activity. Also, only less fuel-efficient smaller vessels could be accommodated there. All harbour development is likely to be in coastal areas where flooding is an issue that would have to be considered.	
	Soil	0	Unlikely to have a significant impact on soil	

	Water	0	No significant impacts anticipated from what is an already well developed area.	
	Landscape	0	Unlikely to have a significant impact on landscape	
	Population	0	Intensification of existing harbour activities is likely to create new jobs, but it is possible that these would not be required on the same scale as a brand new harbour facility.	
	Human Health	0	Unlikely to have a significant impact on human health	
	Cultural Heritage	0	Unlikely to have a significant impact on cultural heritage	
	Material Assets	0	Unlikely to have a significant impact on material assets.	
Local Housing Needs (Affordable Housing)- Preferred Option Flexibility in the policy approach to ensure greater on-side delivery of affordable housing. This issue concerns the proportion of new homes constructed that are affordable, not the principle or number of homes themselves. Affordable homes are not physically different from a mainstream home. This explains why there is no significant impact on the physical environmental indicators.				
Local Housing Needs – Preferred	Biodiversity	0	No impact on biodiversity	
	Air	0	No impact on air	
	Climatic Factors	0	No impact on climatic factors	
	Soil	0	No impact on soil	
	Water	0	No impact on water	
	Landscape	0	No impact on landscape	
	Population	++	The intention of this policy is to increase the delivery of affordable housing to meet the housing needs of the population, which will have a positive effect. It is anticipated that the preferred option will help to deliver the greatest number of affordable homes.	
	Human Health	0	No impact on human health	
	Cultural Heritage	0	No impact on cultural heritage	
	Material Assets	+	This policy will help to improve the mix of housing in Aberdeen providing a material asset to support economic growth, by providing affordable housing for key workers who cannot afford mainstream house prices. It is anticipated that the preferred option will help to deliver the greatest	

			number of affordable homes.	
Local Housing Needs (Affordable Housing) – Alternative Option				
Identify specific sites for on-site delivery. This involves identifying sites already allocated for housing where affordable housing units will be required to be delivered on site. This issue concerns the proportion of new homes constructed that are affordable, not the principle or number of homes themselves. Affordable homes are not physically different from a mainstream home. This explains why there is no significant impact on the physical environmental indicators.				
	Population	++	The intention of this policy is to increase the delivery of affordable housing to meet the housing needs of the population. However, it would not contribute towards the formation of sustainable mixed communities.	
	Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth. It is anticipated that this alternative would also help to increase the amount of affordable housing delivered relative to the current approach.	
	All other indicators	As preferred	All other indicators for the alternative option are the same as for the preferred option.	
Local Housing Needs (Affordable Housing) – Current Policy Approach				
Blanket requirement for 25% affordable housing on sites greater than 20 units. This issue concerns the proportion of new homes constructed that are affordable, not the principle or number of homes themselves. Affordable homes are not physically different from a mainstream home. This explains why there is no significant impact on the physical environmental indicators.				
	Population	+	The intention of this policy is to increase the delivery of affordable housing to meet the housing needs of the population- however the levels of affordable housing being delivered through the current approach are not as high as might be hoped through the preferred option.	
	Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth, however the levels of affordable housing being delivered through the current approach are not as high as might be hoped through the preferred option.	
	All other indicators	As preferred	Impact on all other indicators for the alternative option are the same as for the preferred option.	
Housing for Older People and Particular Needs – Preferred Option				
Set a target of 33% of homes on sites of 50 dwellings or more to be suitable to the older population and people with physical disabilities. This will involve the layout and design of the homes, not the principle, location or number of homes themselves. This explains why there will be no significant impact on physical environment indicators.				
Housing for	Biodiversity	0	No impact on Biodiversity.	
	Air	0	No impact on Air.	

	Climatic Factors	0	No impact on Climate.	
	Soil	0	No impact on Soil.	
	Water	0	No impact on Water.	
	Landscape	0	No impact on Landscape	
	Population	+	This policy will increase the range of house types provided and will ensure that the provision meets the future housing needs of the population. The policy will support an aging population. The policy preferred option should be amended to ensure that consideration is given to the location of housing for older people to allow for good access to services, facilities and public transport.	
	Human Health	+	This policy will seek to deliver more housing suitable for older people. New build properties are more energy efficient and can ensure more affordable warmth having a positive affect on human health.	
	Cultural Heritage	0	No impact on Cultural Heritage	
	Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth.	
Housing for Older People and Particular Needs – Alternative Option				
Use a lower % target of homes on sites of 50 dwellings or more to be suitable to the older population and people with physical disabilities.				
	Population	+	As per preferred, with a more significant impact the greater % of homes that is required	
	Human Health	+	As per preferred, with a more significant impact the greater % of homes that is required	
	Material Assets	+	As per preferred, with a more significant impact the greater % of homes that is required	
	All other indicators	As preferred	Impact on all other indicators of the alternative option the same as for the preferred option- no significant impact.	
Housing for Older People and Particular Needs – Current Policy Approach				
The current approach is to rely on the market to deliver what is required; policy already indicates that an appropriate mix should be provided but does not specify what level of mix or what needs should be met.				
	Population	+	Through a 'do nothing' approach the LDP will not help to increase the range of house types provided or help support an aging population in this way.	
	Human	+	Through a 'do nothing' approach the LDP will not help to deliver more	

	Health		housing for older people.	
	Material Assets	+	Through a 'do nothing' approach the LDP will not help to deliver more housing for older people.	
	All other indicators	As preferred	Impact on all other indicators of the alternative option the same as for the preferred option- no significant impact.	
Low and Zero Carbon Generating Technologies – Preferred Option 20% requirement for LZCGT in 2016 25% requirement for LZCGT in 2020 This issue does not propose any new development, and concerns only requirements for new buildings to install low and zero carbon technologies.				
Low and Zero Carbon Buildings – Preferred	Biodiversity	0	No significant impact on biodiversity.	
	Air	-	There is the potential that the use of biomass as a LZCGT and this would have a negative impact on air quality.	
	Climatic Factors	++	The preferred option promotes the use of low carbon energy or the makes more efficient use of energy. By raising the standards this will ensure buildings are designed for with the future in mind to minimise the use of energy and the effects will be long term.	
	Soil	-	The use of ground source heat may potentially have minimal effects on soil. There may be potential impacts of vertical borehole schemes on contaminated land, on wetland sites or on pat soil. This impact is dependant on location and is unknown.	
	Water	-	The construction of micro hydro schemes would be supported by this policy and may have an impact on water resulting from construction activities and changes in water flow. This impact is not likely to be significant on a small scale.	
	Landscape	0	No significant impact on landscape.	
	Population	0	No significant impact on population	
	Human Health	+	This option should promote more efficient energy and affordable energy use providing the population with more affordable warmth, which will be beneficial to human health.	
	Cultural Heritage	0	No significant impact on cultural heritage	
	Material Assets	+	Policy is likely to have a positive impact on material assets by helping to create a modern and energy efficient stock of buildings for the city	

Low and Zero Carbon Buildings – Alternative Option 1				
15% requirement for LZCGT in 2016. 20% requirement for LZCGT in 2020.				
Low and Zero Carbon Buildings - Alternative	All indicators	As preferred	Impact on all indicators will be as preferred, however the impact is likely to be slightly less significant given that the requirements for LZCGT are not as high.	
Low and Zero Carbon Buildings – Alternative Option 2				
30% requirement for LZCGT in 2016. 35% requirement for LZCGT in 2020.				
	All indicators	As preferred	Impact on all indicators will be as preferred, however the impact is likely to be slightly more significant given that the requirements for LZCGT is higher.	
Energy Mapping – Preferred Option				
Include the energy map document in the Local Development Plan in Supplementary Guidance and set out that major developments must give consideration to linking into the energy network. Exceptions would only be accepted where it is demonstrated that links are not feasible. This issue is about the creation of a document, and does not directly propose any specific new developments or locational requirements. However an indirect effect may be to encourage the creation of new links to the energy network.				
	Biodiversity	0	This policy does not have any locational requirements and only sets a requirement for housing to consider links to the energy network. Therefore it will not have a direct impact on biodiversity.	
	Air	-	No direct impact on air quality.	
	Climatic Factors	+	The preferred option promotes the use of low carbon energy or the makes more efficient use of energy.	
	Soil	0	No direct impact on soil.	
	Water	0	No direct impact on water.	
	Landscape	0	No direct impact on landscape.	
	Population	0	No direct impact on population	
	Human Health	+	This option should promote more efficient energy and affordable energy use providing the population with more affordable warmth.	
	Cultural Heritage	0	No direct impact on cultural heritage.	
	Material	+	This policy will help to encourage a network of energy supplies in	

	Assets		Aberdeen providing a valuable asset and longer term fuel security.	
Energy Mapping – Alternative Option				
As per Preferred Option, but require that where there is an opportunity to connect to a network that it will be required as a condition of the planning approval.				
	All indicators	As preferred	As per preferred option, but a stricter policy will have a more significant effect, as it is more likely that developments will connect to the heat network, making efficient use of energy	
Energy Mapping – Current Policy Approach				
The current approach does not provide the information, but asks developers to consider the use of district heating schemes.				
	All indicators	0	There will not be a significant impact of the 'do nothing' approach which provides high level general support for district heating but does not promote its use in any other way.	
Water Use Efficiency – Preferred Option				
Set an increasing target to achieve the gold standard for water use efficiency for domestic buildings and BREEAM level 5 for non-domestic buildings.				
Water Use - Preferred	Biodiversity	++	The more efficient use of water will help to protect and promote watercourses as valuable landscape features and wildlife habitats. This is particularly important as all of the water for Aberdeen is abstracted from the River Dee. The preferred option is for gold standards and BREEAM level 5, which will have a more significant positive impact on biodiversity than less ambitious targets.	
	Air	0	No impact on air	
	Climatic Factors	++	The use of water efficiency technologies and the reuse of water will help to adapt to a changing climate.	
	Soil	0	No impact	
	Water	++	This option will promote water saving measures and water efficiency in all new developments.	
	Landscape	0	No impact on landscape	
	Population	0	No impact on population	
	Human Health	0	No impact on human health	
	Cultural Heritage	0	No impact on cultural heritage	
Material Assets	0	No impact on material assets		
Water Use Efficiency – Alternative Option				

Set a target for domestic buildings to achieve silver standard for water use efficiency in all new buildings and BREEAM level 4 for water for non-domestic buildings.				
Water Use Efficiency – Alternative 1	All indicators	0/+	As per preferred option, however setting a less ambitious target will have a less significant positive impact on biodiversity, climate and water. However, it would still be more beneficial than the current policy approach.	
Water Use Efficiency - Current Policy Approach				
Leave this issue to be dealt with through building standards				
Water Use Efficiency – Current Approach	Biodiversity	-	A 'do nothing' approach will have no affect on biodiversity, but the increased house building will lead to increased demand for water to be abstracted from the River Dee, which is likely to have negative impacts on watercourses.	
	Climatic Factors	-	The alternative to not do anything will affect our resilience to climate change as summers become warmer and drier the availability of water will be less certain.	
	Water	0	The current 'do nothing' approach does not have any impact on water saving or water efficiency.	
	All other indicators	0	The impact of the current approach would be the same as for the preferred option- no impact on air, soil, landscape, population, human health, cultural heritage or material assets.	
Aberdeen City Recycling and Energy (Waste Management) Preferred Option				
Locate most waste facilities in one location				
Although the waste facilities proposed will have significant locational requirements, no specific sites are known at present, and therefore site- specific impacts cannot be assessed at present.				
Recycling and Energy- Preferred	Biodiversity	-	Likely that new waste facilities will have an impact on local biodiversity but these are unknown at present.	
	Air	0	New waste facilities, fitted with appropriate filtering technology, are unlikely to have a significant impact on air quality.	
	Climatic Factors	+	Facilities will help to reduce the amount of waste sent to landfill and promote recycling, composting and the production of energy from waste. These factors will have a positive effect on climate by helping to reduce greenhouse gas emissions and encourage the reuse of resources.	

	Soil	-	Likely that new waste facilities will have an impact on local soil but these are unknown at present.	
	Water	0	No impact on water	
	Landscape	-	Likely that new waste facilities will have an impact on landscape but these are unknown at present.	
	Population	0	No impact on population	
	Human Health	-	Likely that new waste facilities, particularly In-Vessel Composting (IVC), will have a negative impact on amenity if sited to close to existing employment or residential uses.	
	Cultural Heritage	0	Unlikely that new waste facilities will have an impact on cultural heritage, but these are unknown at present.	
	Material Assets	+ +	Will provide new, modern and high technology waste infrastructure serving the whole city.	
Aberdeen City Recycling and Energy (Waste Management) Alternative Option				
Locate waste facilities on a number of sites around the city				
Recycling and Energy - Alternative	Biodiversity	-	Alternative approach likely to have a greater impact on biodiversity due to facilities being spread across the city in a number of locations, rather than being concentrated in one. There biodiversity will be affected on a number of sites.	
	Air	0	As preferred	
	Climatic Factors	+	As preferred; positive impact may be negated by increased vehicle movements between facilities	
	Soil		Alternative approach likely to have a greater impact on soil due to facilities being spread across the city in a number of locations, rather than being concentrated in one.	
	Water	0	As preferred	
	Landscape	-	As preferred	
	Population	0	As preferred	
	Human Health	-	As preferred	
	Cultural Heritage	0	As preferred	
Material Assets	++	As preferred		

Appendix 7 Cumulative, Synergistic and Secondary Environmental Effects

Explanation of Key Terms

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

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

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

Biodiversity	- -/+	- -/+	- -	0	0	- -/+	+	+/- -	<p>The land identified for development in the greenfield, brownfield and other projects covers a significant area (approximately 1,782ha of greenfield land). This is likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects and space-crowding effects, since the developments are phased to continue over the whole of the Plan period. The sites identified, both greenfield and brownfield, are generally those with the lowest biodiversity value, although the Strategic Development Plan has set targets which we are required to meet and there are individual sites where negative impacts on biodiversity have been identified. There is potential that development could enhance the biodiversity value of some areas through future improvements although these will be subject to a time lag effect. Large scale developments taking place on land which was otherwise undeveloped could have secondary effects on biodiversity as there will be increased recreational pressure from people in the surrounding area and may thereby cause disturbance to protected species or valuable habitats. This is a space- crowding effect. Most of the impacts resulting from the greenfield and brownfield developments will be local impacts, but in combination with other developments in Aberdeen and Aberdeenshire will have a more significant impact for the region. Within the policies there is an allowance for wind turbines in the Green Belt and there is the possibility for these to have cross-boundary effects on habitats and species in Aberdeenshire. While adverse synergistic effects of developments on biodiversity are likely, the combined effects of improving biodiversity through urban landscape, structure planting and improving the biodiversity of poor quality land and habitats can have positive synergistic effects. While increased recreational activity will arise from tourism promotion, development of houses in the natural environment will indirectly increase the prospects of recreational activity likely to cause disturbance to protected species if safeguards are not in place.</p> <p>The scale of development envisaged is so large that the Local Development Plan is likely to have long-term implications for biodiversity in terms of land take, habitat fragmentation, disturbance to species through increased recreational use and habitat loss. In particular sites OP45, OP43, OP77 and OP134 may have a more significant effect as there is a LNCS designation within or very close to the site. There is, however, the possibility that species-and-habitat-poor land (such as agricultural land) can be enhanced through development which makes it possible to have some positive effects. The scoring reflects this reasoning.</p>
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Climatic Factors	- -/+	- -/+	- -/+	- -/+	+	++/-	++	- -/+	<p>Aberdeen has high energy consumption associated with domestic fuels and has the largest carbon footprint per person in Scotland. The housing numbers proposed in the Local Development Plan are likely to have secondary impacts on climate as a result of increased energy use associated with new housing and business development. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield. Peat soil is rare in Aberdeen and no sites identified in the greenfield and brownfield assessments are located on known peatland. There is potential through policy to allow wind turbine developments in the Green Belt, which may be located on peatland. There may be secondary effects on climate if development takes place on peat soil through the release of greenhouse gases</p> <p>If in the longer term, improvement of transport facilities encourages more vehicles on the roads, this will lead to future consumption of more fossil fuels and thereby adversely affecting climate subject to a time lag. It will be important to take steps to 'lock in' the benefits of road improvements by ensuring that sustainable modes of transport are increased concurrently. Similarly, there is a time lag between development on peat soils and the change in climate. High density, mixed-use developments can reduce the need to travel long distances, although if people's travel habits remain unchanged fuel consumption through travel will increase with further development. Thus in terms of space crowding, the effects are likely to be mixed.</p> <p>The effects of climate change transcend regional and national boundaries and for this matter cross-boundary effects are possible. The likely effect of development will be to increase emissions, and there will be impacts on Aberdeen as a result of global climate change. There may be positive synergistic effects as a result of the policies as they seek to increase the efficiency of the existing housing stock, efficiency standards for new housing and create mixed communities that reduce the need to travel. On the other hand planning can not guarantee behavioural changes and an increased population and housing stock is likely to increase energy consumption through increased travel and increased demand for domestic energy use. The combined effects of energy use in new houses and the existing housing stock (no matter how efficient they are) can accumulate to significant impacts on climate. The combined effects of housing development in all these areas can be nibbling in effect.</p> <p>With a changing climate there is the potential for wetter winters, drier summers and more severe weather conditions. This may increase the probability and extent of flooding and increase the possibility of drought. Development close to areas at risk from flooding, specifically B0302, OP25, OP12, OP51, OP43, OP44, OP134, OP135, will be more vulnerable to future climate change. These sites may also have secondary impacts on other areas if the conveyancing capacity of the flood plain are altered, or if they prevent future flood prevention measures from being implemented effectively.</p> <p>The different objectives of the plan are likely to create mixed effects on climate. On the one hand, the housing and employment land developments as well as accessibility options are likely to have negative implications for climate.. However, sustainable development and mixed development objectives are likely to have positive benefits for this indicator in the long-run. Policies and proposals focused on sustainability do not necessarily have a neutralising effect on climate change issues, since some aspects of that provision (such as biomass) have climate issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options in the LDP are likely to have negative effects on climate, which are likely to be compounded by development taking place in Aberdeenshire.</p>

	Cultural Heritage	Landscape	Material Assets	Population
	-	-/+	++	++
	-	-/+	++	++
	-	-	++	0
	-	0	++	+
	0	-	+	0
	-/+	-/+	++	++
	+	+	0	+
	-	-/+	++	±
	Historic buildings and conservation areas are more likely to be concentrated in the existing built environment and some of the brownfield sites involve the reuse of listed buildings and are located within conservation areas. The impact in these cases is mixed and is highly dependant on the design. A good design could have a positive effect, but a badly designed development or inappropriate demolition could result in a negative impact. It is not considered that the cumulative impact of these sites is any more significant. The protective policies ensure that listed buildings and conservation areas are protected and the cumulative impact of the Plan is likely to be more positive than without. Allocations in the greenfield and brownfield topics avoid areas of archaeological importance, but there may be unrecorded evidence that would require further investigation. In the case that there are features present, multiple developments may have a negative synergistic impact.	The allocations on greenfield land, Aberdeen Harbour and the Solar Farm will change the landscape setting of Aberdeen. However on the whole, the sites which have been selected as preferred options are the most inconspicuous in the landscape and minimise the impact on important views. Cumulatively there will be space crowding effects on the landscape as development will change land form, land use and land cover, water; forests, woodlands and trees; agriculture; relationship between land form and land use; buildings and structures in the landscape; urban landscape/settlement pattern; linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness, historical and/or cultural associations. To mitigate this impact new forms of screening land cover could be created through the developments that can help to minimise the impact on the landscape, this would be achieved in combination with the policies. Because of these potential improvements to the landscape; the effects in terms of time-crowding are mixed. The phasing of the developments over the next 25 years is likely to be cumulative in terms of a time lag for how the landscape is shaped in the future. The reasons given for time lag effects are still relevant to space crowding effects. But also, large scale infrastructure needed to accommodate the housing numbers is likely to affect land form, land use and land cover of the City. Developments close to the boundary with Aberdeenshire will have the potential to have cumulative cross-boundary effects with developments in Aberdeenshire. If safeguards are not in place effects of loss of landscape features will lead to potential adverse effects for Aberdeen City's landscape in terms of synergistic effects. Continuous development activities in the next 25 years could cause nibbling effects unless safeguards are place.	The allocations to support the development of 24,500 homes, 105 hectares of employment land, a new harbour, a solar farm and increased retail provision in the City Centre is likely to result in the acquisition of new assets for a range of investors and also result in the improvement of existing infrastructure for the whole city. The development identified will support significant numbers of new housing, creation of new employment land, new infrastructure, local facilities and services to support an increase in population. There will be cumulative time and space crowding effects that will provide support for the population. The policies promote waste minimisation, recycling and composting and sites are identified to reduce the amount of waste that is landfilled. The cumulative effect of more recycling facilities and alternative facilities, for example energy from waste, will reduce waste to landfill and increase the reuse of waste creating secondary effect on soil and also climate. There may be, depending of the timing of development, cumulative space crowding effects on material assets in the short term before new assets can be provided.	The allocations to support the development of 24,500 homes, 105 hectares of employment land, a new harbour, a solar farm and increased retail provision in the City Centre is likely to meet the needs of many people and enhance their quality of life. The policies in the Plan seek to ensure that there is a mix of house size and tenure to support the future housing needs of the population and the positive impact is enhanced in combination. There will be positive cross boundary effects with development identified in the Aberdeenshire Local Development Plan. This will also have positive synergistic effects with the Local Housing Strategy in meeting housing need, i.e. meeting the needs of people that can not afford market housing. It is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic and nibbling effects. The LDP is likely to have significant positive effects overall.

Human health	-/+	-/+	-/+	0	0	+/-	+	-/+	<p>This in part is related to air quality issues. As already mentioned under air quality, there are air quality issues in parts of Aberdeen City. The effects of large scale housing and the use of biomass has been assessed to have cumulative effect through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. Since respiratory disease are related to the quality of the air, there is a potential for adverse or beneficial human health effects related to how air quality improves or deteriorates.</p> <p>The improved efficiency standards of new development will help to reduce fuel poverty and the cumulative impact of the greenfield and brownfield developments will have a greater positive effect on the health and wellbeing of the people of Aberdeen City.</p> <p>There is the potential of some mixed effects arising from the Local Development Plan including exposure to high noise levels and transport-induced vibration.</p> <p>Existing areas of open space are protected and there will be requirements for new development to provide new or contribute towards existing open spaces. The greenfield developments are identified in areas that are not of a significant recreational value and will not have a negative effect on human health.</p> <p>Cumulatively the growth of the economy and new housing will create employment opportunities and assist in the regeneration of priority areas within Aberdeen, which will have a positive effect.</p> <p>The promotion and enhancement of green networks will encourage people to make use of the green networks through recreational activities, such as well as walking and cycling. This may have positive effects on health issues such as obesity, high blood pressure and other cardio-vascular diseases.</p>
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