

Aberdeen City Local Development Plan Examination

Recommendations by Issue Number

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

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	<p>Any proposal for partial development of an allocated site or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.</p> <p>5. In Policy LR1 Part B delete the second last sentence and replace with:</p> <p>Any proposal for partial development of a site allocated in these phases or for development of an adjacent or nearby site will generally be resisted if this would jeopardise the future delivery of the full allocation.</p>							
02 HOUSING LAND	<p>1. Delete paragraph 3.4 and replace with new paragraph 3.4 and 3.5 below:</p> <p>3.4 The Aberdeen City and Shire Strategic Development Plan 2020 establishes the requirements for housing and employment land in the period to 2032. Proposals are already progressing or in the pipeline for much of the land that will accommodate these requirements. For housing Table 2 below sets out the land requirement up to 2032. Most of this requirement will be met through established sites. However there is a remaining requirement for a smaller additional allowance to be identified through this current local development plan. This is to supplement the housing land supply with a focus on sites that are deliverable within the timeframe to 2032. There will also be a continued emphasis on meeting the needs of the whole community including through the provision of affordable housing in line with the targets as established in the strategic plan. Monitoring and review of the contribution of the land supply in delivering affordable housing will be important in this respect.</p> <p>Table 2 Strategic Housing Land Requirement and Land supply – Aberdeen City (2019)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 33%;">Housing Land requirement 2016-2032</th> <th style="width: 33%;">Assumed contribution from the established land supply 2016-2032*</th> <th style="width: 33%;">Additional Housing Land Requirement 2020-32**</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">21,450</td> <td style="text-align: center;">16,719</td> <td style="text-align: center;">5,107</td> </tr> </tbody> </table> <p>* Programming and assumptions based on the 2019 housing land audit ** new requirement as established in the Aberdeen City and Shire Strategic Development Plan 2020</p>	Housing Land requirement 2016-2032	Assumed contribution from the established land supply 2016-2032*	Additional Housing Land Requirement 2020-32**	21,450	16,719	5,107	76
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21,450	16,719	5,107						

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

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

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

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

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	<p>"Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required.</p>	
<p>12 ALTERNATIVE SITES DEESIDE</p>	<p>1. Bid Site B0942 - Milltimber South and Former OP114 should be added to Appendix 2 Opportunity Sites of the proposed plan. It should be identified for mixed use with an indicative allocation of 60 dwellings and 225 square metres of ancillary retail/office Space. The following text should be added to the 'other factors' column of the table:</p> <p>"Mixed use opportunity. A Flood Risk Assessment and/or Drainage Impact Assessment may be required. Development proposals will require to take account of links to the green network, effects on landscape and presence of features listed on the Sites and Monuments Record. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. This development proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. As part of this process an adequate Construction Environmental Management Plan (CEMP) may be required although it is possible that this may be addressed subject to planning conditions."</p>	<p>412</p>
<p>13 ALLOCATED SITES AND GENERAL AREA STRATEGY LOIRSTON AND COVE</p>	<p>1. For OP46 Royal Devenick Park include the following in Appendix 2 Other Factors</p> <p>A masterplan is required and proposals should address:</p> <p>i) the definition of the developable area in order to protect woodland, including native woodland, and address the nature conservation interests of the site including the future protection and management of those interests;</p> <p>ii) native planting to establish a new green belt boundary and to reinforce the natural feature of the Leggart Burn; and</p> <p>iii) the detail of how safe and sustainable access and public transport linkages are to be achieved.</p>	<p>451</p>

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

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

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

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

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

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

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

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

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

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

Aberdeen City Local Development Plan Examination

Recommendations by Issue Number

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

Aberdeen City Local Development Plan Examination

Recommendations by Issue Number

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

Types of Errors

Typographical error

Drafting error

Minor Technical Matter

List of Non-notifiable Modifications

The following list sets out 'Non-Notifiable Modifications' made by Aberdeen City Council to the Proposed Aberdeen Local Development Plan 2020, as permitted by Section 18(3) of The Town and Country Planning (Scotland) Act 1997, as amended. The list below sets out the primary amendments.

Page / Para / Policy	Amendment	Reason
Page 2	Masterplans and Development Frameworks	Typographical error
Page 4	The Aberdeen Community Planning Partnership's Local Outcome Improvement Plan 2016-2026 (LOIP) notes there are wide divisions in health and life expectancy between the richest and the poorest communities in our cCity, with a 14 year life expectancy gap reported between some areas.	Typographical error
Page 4	As outlined by the World Health Organisation: Preventing disease through healthy environments (2016), city planning and management are of particular importance for reducing the burden of unhealthy environments. The creation of places which foster physical and mental health and wellbeing is dependent on policies being considered holistically. Local Ddevelopment Pplan policies on open space, natural environment, sustainable and active travel, housing, food growing, energy, heating, and quality placemaking by design all facilitate health and wellbeing implicitly, whereas policies on air quality, noise, and specialist care facilities are more direct in their link to health and wellbeing. As such	Typographical error
Page 5	We now have the opportunity to use our spatial planning for the next 10 years, to focus on improving the health and wellbeing of citizens. But we also have to use our spatial planning in order to support the energy transition of the city to enable the achievement of net zero emissions of all green- house gases by 2045 whilst also ensuring the continued economic success of the city. So a triple aim of this Llocal Ddevelopment Pplan is:	Typographical error

Page 5	I would like to thank all those who have contributed to the development of the Local Development Plan	Typographical error
Page 5	To improve the health and wellbeing of our citizens,	Typographical error
Page 5	Bullet points should be in lower case	
Page 7	There has been a power of work across the Partnership which needs to be acknowledged and celebrated, but there is still so much to be done. The data has allowed us to make an honest appraisal of where Aberdeen is as a city and where the Partnership is in terms of meeting the needs of our communities. The refreshed LOIP refocuses the Partnership on those critical issues through our 15 new stretch outcomes which communicate what will be different by the end of this ten-year plan. This marks a maturing of how we are working together and in partnership with our communities. It signals our joint commitment, confidence and ambition to achieve our vision of Aberdeen as a place where all people can prosper.	Typographical error
Page 8	There is growing evidence that the first 1000 days of a child's life are crucial in their overall lifespan, with the rate of brain development especially important within this timeframe. Indeed the rate of brain development prior to birth, and the physical and environmental conditions in which the foetus develops are critical factors in establishing the likelihood of positive life outcomes for us all. The optimal rate of development cannot be repeated and poor brain development can lead to a number of infectious and non communicable diseases such as obesity, diabetes and psychiatric illness developing in later life. Our increased knowledge and awareness of causes, consequences and outcomes allows us to take steps to prevent these poorer outcomes from becoming a reality. We are taking steps already, but the deliberate use of the planning levers available to us as council, within this Local Development Plan, is a bold first step in linking planning directly to outcomes being experienced by children.	Typographical error
Page 8	It is our intention to produce a child friendly version of the Local Development Plan, thereby paving the way for future discussions on planning and city creation.	Typographical error
Page 10 para 1.1.7	In this plan for the first time our polices have been co-designed with NHS Grampian Health	Typographical error
Page 17	Councils work	Typographical error
Page 19	Aberdeen City and Shire Strategic Development Plan	Publishing error
Page 19	The current National Planning Framework (NPF3) reflected Aberdeen's position as Scotland's third largest city and significant economic engine, and together with the rest of the North East,	Typographical error

	the important role it plays in Scotland's success. Its key vision for Scotland's spatial development was to create;	
Page 20, para 2.5	The Strategic Development Plan (SDP) represents the regional spatial plan for the City Region. It reflects the National Planning Framework and sets out the strategy for the growth of the North East. The main aims of the Strategic Development Plan are to;	Typographical error
Page 20	...allocated to meet the city's development needs... NHS Grampian Public Health	Typographical error Typographical error
Page 22 para 3.5	Aberdeen will accommodate around half of the new housing and employment land needed to meet the strategic needs of the City Region over the next 20 years as set out in the Proposed Strategic Development Plan 202018.	Minor Technical Matter
Page 22 para 3.6	The Proposed Strategic Development Plan 202018...	Minor Technical Matter
Page 22 para 3.7	This Local Development Plan needs to show how we will meet the 5,107_ housing allowance which...	Typographical error
Page 23 para 3.8	We have not counted the 2,464 constrained greenfield sites from the 2019 HLA on the basis that most of them are part of larger sites and may not all be delivered during that period. This means we would have up to 3,849 units which can be counted towards the 5,107 allowances, leaving a shortfall of 1,258 units which will be met though the new allocations set out below.	Typographical error
Page 24 para 3.14	The Proposed Strategic Development Plan 202018 asks Local Development Plans to make sure there	Minor Technical Matter
Page 24 para 3.16	In addition, the land currently identified in the Local Development Plan 2017 as Phase 2 employment land at OP1 Murcar, OP18 Craibstone North and Walton Farm and OP60 Charleston will be identified as Strategic Reserve Employment Land for the period 2033-40 in line with the Proposed Strategic Development Plan 202018 requirement.	Typographical error and Minor Technical Matter
Page 25 Table 4	OP33 Greenferns	Typographical error
Page 26 para 3.23	Remove extra line in paragraph	Publishing error
Page 28 para 3.30	Countesswells, a new place of 3,000 homes, and 10 hectares of employment land with shops, paks, schools, public transport and community facilities, strategically placed to the west of <u>the</u> city.	Typographical error
Page 28, fifth from end bullet point	Access to existing and new recreation opportunities for pedestrians, cyclists and equestrian use from the north, south, east and west from existing and aspirational Ceore P paths.	Typographical error

Page 28, last bullet point	Phasing to be in accordance with the d Development f Framework.	Typographical error
Page 34, bullet point 6	A new neighbourhood centre comprising local retail and commercial units, community facilities, new education (primary school).	Typographical error
Page 34, para 3.36	Loirston will constitute a new place of up to 1,500 homes and 11 hectares of employment land. It occupies an important strategic position in the c City as a gateway site, offering potential to connect to and support existing surrounding communities of Cove and Kincorth, as well as integrating with its distinctive landscape setting of Loirston Loch and Kincorth Hill. Proximity to the city centre and key employment areas has attractive potential for waterside mixed-use development.	Typographical error
Page 34, bullet point 9	Phasing to be in accordance with the d Development f Framework.	Typographical error
Page 39, title	OP20 Craibstone South, OP21 Rowett South, OP22 Greenferns Landward: Newhills Development Framework.	Typographical error
Page 41, para 4.3	The Local Development Plan and the Delivery Programme are intended to help inform the Council's Capital p Plan and to.....	Typographical error
Page 43, para 4.5	Currently there are a number of means of recording development progress, including: <ul style="list-style-type: none"> • Housing Land Audit (HLA) – Reported Annually. • Employment Land Audit (ELA) – Reported Annually. • Brownfield Urban Capacity Study – When Required. • Development Activity Report – Reported Annually. • Retail Centre Health Checks – Reported every two years. 	Typographical error
Page 45, para 5.5	Bullet points should be lower case / punctuation	Typographical error
Page 45, para 5.4	Aberdeen's Local Outcome Improvement Plan 2016-2026 (LOIP) notes there are wide divisions in health and life expectancy between the richest and the poorest communities in our C city, with a 14 year life expectancy gap reported between some areas.	Typographical error
Page 49, para 6.4	The Strategic Development Plan sets objectives for the region including ensuring that new development safeguards and, where appropriate, enhances the C city R region's historic, natural and cultural assets and is within the capacity of the environment	Typographical error
Page 66, para 7.22	Windows, doors and their associated features make a substantial contribution to the character of a building and street. They provide an understanding of when a building was constructed, altered or used. They add to placemaking by ensuring distinctiveness and	Typographical error

	identity. Historic windows and doors are well suited to the Scottish climate, are durable and can be easily maintained and repaired. Windows and doors can be upgraded to increase energy efficiency, and improve sound insulation and security, often at a lower cost than replacing units, whilst still retaining the original features and style which gives character to buildings and streets. The following policy relates to listed buildings and unlisted buildings within Conservation Areas, but the general principles can be applied to all historic windows and doors in Aberdeen.	
Page 88, policy VC9	2: there will be no adverse effect on the vitality or viability of any existing centres in the network of centres; 2: there will be no adverse effect on the vitality or viability of any existing centres in the network of centres; 3: there is in qualitative and quantitative terms, a proven deficiency in provision of the kind of development that is proposed	Drafting error
Page 89, Policy VC12	Proposals for development which serves a wider catchment area will be subject to a sequential test and Retail Impact Assessment. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.	Typographical error
Page 94, para 11.27	Reducing the need to travel, particularly by car, is one of the key ways in which the City can help reduce emissions. Cutting the amount of vehicular traffic on the City's roads can also help reduce congestion, air and water pollution and noise, helping create a better environment for people and business.	Typographical error
Page 100, para 12.17	The Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 sets a target date for net-zero emissions of Scotland's greenhouse gases by 2045 and supports a transition to low / zero-carbon investment and infrastructure. Aberdeen is ideally placed geographically to capitalise on energy transition opportunities. It also has the skills and workforce to support diversification of the energy sector. Ensuring best use of these regional assets will help to safeguard the City region's economic future. The construction of Aberdeen South Harbour creates the opportunity to accommodate location specific renewable energy transition developments that capitalise on offshore developments.	Typographical error
Page 103, Glossary	Houses in Multiple Occupation (HMO) There is no formal definition of an HMO in current planning legislation. These are generally recognised as properties co-habited by several unrelated persons. Further advice on planning and licensing controls for HMOs are set out in Scottish Government Planning Circular 2/2012.	Typographical error

Page 105, Glossary	Short Term Lets Sometimes also referred to as 'holiday lets'. There is currently no statutory definition of what constitutes a short-term let in Scotland. STLs can however be characterised in three broad ways; Sharing, Swapping, or Secondary Letting. These are usually residential properties that are let for short period at a time to temporary residents, for example tourists.	Typographical error
Page 107, Site	Water Lane Granary	
Page 108, OP9	Privately owned site in single ownership identified for 7000 homes and 5 hectares of employment land (Use Class 4 uses). Town Centre identified for Phase 2 of this site. Developers will be required to provide a Flood Risk Assessment in support of any development proposals for this site.	Typographical error
Page 108, OP10	This is the undeveloped part of the 550 home Dubford development. Any proposal here must comply with the Dubford Development Framework. This site may be at risk of flooding. A Flood-Risk Assessment will be required to accompany any future development proposals for this site.	Typographical error
Page 109, OP15	Part of Dyce Primary School deemed surplus to requirements.	Typographical error
Page 112, OP111	Site capable of accommodating around 15 homes. A Flood-Risk Assessment will be required to accompany any future development proposals for this site. Development should seek to avoid any adverse impacts on the Den of Maidencraig Local Nature Conservation Site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.	Typographical error
Page 119, OP70	New ground floor uses including Use Class 1 (Retail); Use Class 2 (Financial, Professional and other services), Use Class 3 (Food and Drink and Use Class (Assembly and Leisure). New upper floor uses – Use Class 9 (Houses) – suitable for apartments. Refurbishment of former Woolmanhill hospital buildings for Pavilion, Use Class 7 (Hotels and Hostels) or Use Class (Houses). Other remaining buildings suitable for Use Class 9 (Houses). A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.	Typographical error
Page 119, OP77	Former hospital site with substantial granite buildings in Rosemount Conservation Area. Redevelopment for mix of uses, residential, office/ business (Use Class 4), community uses.	Typographical error

	Development underway. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.	
Page 120, OP81	<p>Refurbishment of the eastern annex of Marischal College for Use Class 4 (Offices) and Use Class 11 (Assembly and Leisure).</p> <p>Refurbishment of Greyfriars John Knox Church – appropriate uses include Use Class (Food and Drink); Use Class 4 (Business); Use Class 7 (Hotels and Hostels); Use Class 10 (Non-residential Institutions); Use Class 11 (Assembly and Leisure).</p> <p>New ground floor uses could include Use Class 1 (Retail); Use Class 2 (Financial, Professional and other services) and Use Class 3 (Food and Drink).</p> <p>New upper floor uses could include Use Class 9 (Houses) – suitable for apartments.</p>	Typographical error
Page 121, OP91	New Aberdeen City Rooms for ground floor cafe, multi-purpose foyer and gallery (Use Class 11) with offices (Use Class 4) above and rooftop restaurant (Use Class 3).	Typographical error
Page 121, OP95	<p>Expanded station concourse across two levels to include Use Class 1 (Retail) and Use Class 3 (Food and Drink).</p> <p>New station hotel above concourse.</p> <p>New Trinity Centre entrance and bridge links.</p> <p>Hotel/serviced apartments on Atholl House site – Use Class 7 (Hotels and Hostels).</p>	Typographical error
Page 122, OP96	<p>Refurbishment of properties on Castlegate and Justice Street. Appropriate ground floor uses include Use Class 1 (retail); Use Class 3 (Food and Drink); and Use Class 11 (Assembly and Leisure).</p> <p>Appropriate upper floor uses include Use Class 4 (Offices), Use Class 7 (Hotels and Hostels) and Use Class 9 (residential).</p> <p>Refurbishment of Marischal and Virginia Court (Use Class 9) Houses; potential for Use Class 1 (Retail); Use Class 3 (Food and Drink) and Use Class 11 (Assembly and Leisure) at street level.</p>	Typographical error
Page 122, OP100	Masterplan required showing an appropriate mix of compatible new uses, including Use Class 1 (Retail), Use Class 2 (Financial, Professional and other services), Use Class 3 (Food and Drink), Use Class 4 (Business, including new office development and a Global Energy Hub if required), and Use Class 9 (Residential).	Typographical error
Page 123, OP106	New ground floor uses including Use Class 1 (Retail) and Use Class 3 (Food and Drink), Hotel Academy (Use Class 7).	Typographical error

	Pedestrian B bridge linking into OP100 North Dee.	
Page 123, OP110	<p>Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses for ground floors include Use Class 1 (Retail), Use Class 2 (Financial, Professional and other services), and Use Class 3 (Food and Drink). Appropriate uses for upper and lower floors include Use Class 4 (Business); Use Class 7 (Hotels and Hostels); Use Class 9 (Houses); Use Class use-class 10 (Non-residential Institutions); Use Class 11 (Assembly and Leisure).</p> <p>Remodelling of the St Nicholas Centre. Negligible increase in retail floor space but potential for expansion of office accommodation.</p> <p>Refurbishment of Mither Kirk including Use Class 10 (Non-residential Institution) and Use Class 11 (Assembly and Leisure).</p> <p>Redevelopment of Aberdeen Indoor Market for appropriate uses such as Use Class 1 (Retail), Use Class 3 (Food and Drink) and Use Class 11 (Assembly and Leisure), Use Class 6 (Houses) and Use Class 7 (Hotels and Hostels).</p>	Typographical error
Page 124, Title	Appendix 3 – Masterplans and Development Frameworks	Drafting Error
Page 125, OP49	Grove Nursery, Hazlehead. Land north of Hazledene Road. Aberdeen City Council’s ownership extends the whole site, 5.9 hectares. Grid Reference NJ899054.	Typographical error
Page 125, OP59	Loirston. Land at near Lochside Academy. Site is to the south of Lochside Academy. Aberdeen City Council’s ownership of the site extends to 5.7 hectares. Grid Reference NJ935012.	Typographical error
Page 125, OP50	Skene Road Hazlehead. Land between Skene Road and the crematorium. Aberdeen C city Council’s ownership extends to 49.7 hectares. Grid Reference NJ884058.	Typographical error
Page 126, OP65	Haudagain Triangle. Land for road improvements and proposed mixed use. Aberdeen City Council’s ownership extends to, 4 hectares. Grid Reference is NJ912090.	Typographical error
Page 127, OP43	Milltimber Primary School, located in Monearn Gardens. Aberdeen City Council’s ownership extends to the whole site, 1.85 hectares. Grid Reference NJ862018	Typographical error
Page 127 , OP87	Pittodrie Park. Part of Aberdeen Football Club’s car park, north of Pittodrie. Aberdeen City Council’s ownership extends to 0.9 hectares. Grid Reference NJ946077.	Typographical error

List of Non-notifiable Modifications Post Submission

The following list sets out 'Non-Notifiable Modifications' made by Aberdeen City Council to the Proposed Aberdeen Local Development Plan 2020, as permitted by Section 18(3) of The Town and Country Planning (Scotland) Act 1997, as amended. The list below sets out the primary amendments.

Page / Para / Policy	Amendment	Reason
Pg 123, OP110	Amend "use class 6 (Houses)" to "use class 9 (Houses)	Error in class use. Class 6 is storage and distribution.
Pg 25, Table 4	Reinstate OP34 East Arnhall to Table 4. Insert "OP34 East Arnhall 1 hectare" in Existing to 2032 to Table 4.	Missing in error.
Pg 57, Flooding, Drainage and Water Quality APG para.	Replace "Flood Risk Assessment, Drainage Impact Assessment. Sustainable Drainage Systems (SuDS), Regional SuDS and waste and foul drainage requirements are set out in the associated Technical Advice Note." To: "Flood Risk Assessment, Drainage Impact Assessment, Sustainable Drainage Systems (SuDS), Regional SuDS and waste and foul drainage requirements."	Error in text as copied from previous plan.
Page 55, para 6.36	Replace "Please see our Technical Advice Note (TAN) for more information." with "Please see our Aberdeen Planning Guidance (APG) for more information."	Error in text regarding non – statutory document title.
Page 67 – Policy D9	Final sentence. Replace "Further guidance is can be found in Aberdeen Planning Guidance: Shops and Signs." To: "Further guidance can be found in Aberdeen Planning Guidance: Shops and Signs."	Typo
Page 59 – Policy D1	Replace "Aberdeen Placemaking Process TAN provides guidance where the production of planning briefs, development frameworks and masterplans are required." To: "Aberdeen Planning Guidance: Aberdeen Placemaking Process provides guidance where the production of planning briefs, development frameworks and masterplans are required."	Error in text as copied from previous plan.
Page 58 – Policy NE4	Replace "Further information on flooding and drainage can be found in the SuDS TAN." To: "Aberdeen Planning Guidance: Flooding, Drainage and Water Quality provides further information on flooding and drainage."	Error in text regarding change from TAN to APG.
Page 87 – Policy VC8	Replace "2 :will.." to "2: will"	Typographical error
Page 94 Paragraph numbers	Replace 11.26 To 11.29, 11.27 to 11.30, 11.28 to 11.31,	Drafting error

	11.29 to 11.32, 11.30 to 11.33 11.32 to 11.35 11.33 to 11.36 11.34 to 11.37 11.35 to 11.38 11.36 to 11.39 11.37 to 11.40	
Policy B2 page 98	“The Entertainment Complex Aberdeen (TECA)” to “The Events Complex Aberdeen (TECA)”	Typographical error
Page 99, para 12.10	Replace “A Technical Advice Note (TAN)” to “Aberdeen Planning Guidance”	Error in text regarding change from TAN to APG
Page 99, Policy B3	Replace “Public Safety Zones (PSZs) have been established for Aberdeen International Airport (see TAN) “ to “Public Safety Zones (PSZs) have been established for Aberdeen International Airport (see APG).”	Error in text regarding change from TAN to APG
Page 100, para 11.15	Replace “11.15” to “11.18”	Drafting error
Page 22/23 – new para 3.8 from Reporters Report last bullet point	Replace “Table 3” to “Table 4”	Para 95 of circular 6/2013 mod
Para 3.15, Page 24	Replace “Table 4” to “Table 5”	Para 95 of circular 6/2013 mod
Page 62, APG Big Buildings	Replace “SG” with “APG”	Typographical error
Page 65 APG Stonecleaning	Replace “– Stonecleaning” with “(APG) Stonecleaning”	Drafting error
Page 66 Windows and Doors APG	Replace “Aberdeen Planning Guidance (APG), The Repair” with “Aberdeen Planning Guidance (APG) The Repair”	Typographical error
Page 67 Shops and Signs APG para	Replace “Aberdeen Planning Guidance: Shops and Signs” with “Aberdeen Planning Guidance (APG) Shops and Signs”	Typographical error