

Aberdeen City Council
Local Development Plan 2023
Delivery Programme
September 2023

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1. Introduction

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

The Delivery Programme sets out, where possible:

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

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

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

From an early stage in the preparation of the Local Development Plan, Aberdeen City Council has worked in close partnership with a wide range of agencies – through the Future Infrastructure Requirements for Services Group (FIRS) – to establish the infrastructure requirements to

support development. The FIRS Group comprises representatives from the following organisations:

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

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

The Delivery Programme is supported by the [Strategic Infrastructure Plan](#) (SIP). The SIP focuses on the delivery of the Strategic and Local Development Plans and identifies five key infrastructure goals around housing supply, digital connectivity, skills and labour, transport and providing a better image for Aberdeen.

The housing figures used within the document are taken from the published [Housing Land Audit 2023](#).

In accordance with National Planning Framework 4 (NPF4), this Delivery Programme establishes a deliverable housing land pipeline. This shows expected annual build rates for housing sites which are categorised into 'short', 'medium' and, 'long term' periods. The Delivery Programme covers the Local Development Plan period of ten years in accordance with NPF4. 'Short term' covers the first three years of the

Plan period, 'medium term' covers years four to six of the Plan period and, 'long term' covers delivery rates from year seven. To alleviate any doubt, and in accordance with the Scottish Government's Local Development Planning Guidance (May 2023), a development site which is expected to span over more than one of the term periods will be categorised by the period during which the first housing units are expected to be delivered. For example, a development may deliver its first housing completions within the short term period and end in the medium term; that development is considered to be a 'short term' site for the purposes of the housing land pipeline.

At each two year review of the Delivery Programme, the review will align with the year of the Plan period and the term within which that year belongs. For example, the review of the Delivery Programme in 2025 will be undertaken in the third and final year of the short term period, and the next year (2026) will mark the commencement of the medium term period. Therefore, the Delivery Programme will follow the natural progression of developments through the Plan period in accordance with NPF4.

1. Land Allocation Actions

1.1 Master Plan Zones

The following tables identify the forecast phasing of the developments located within the eight Masterplan Zones and identifies actions required to assist in the delivery of the development programme. To identify the phasing of development we consulted with developers and landowners on their plans to bring sites forward and what technical work had been undertaken to date and identify where there were additional constraints to delivering the development. This is a working document and as constraints come to light new actions will be included to remove these and avoid any delay through the planning process.

For each of the eight Masterplan Zones the most up-to-date infrastructure requirements have been identified. The list is not the definitive list of infrastructure requirements and the precise level of infrastructure provision and developer contributions required from any development will need to be agreed with the Council, and other statutory agencies. Masterplans will be expected to reflect the infrastructure requirements identified and should include a Delivery Statement setting out details of how the proposed development, and the accompanying infrastructure, will be delivered. There is no longer a requirement to contribute towards strategic transport improvements, through the Strategic Transport Fund. Further information on the Strategic Transport Fund is included in Section 3.

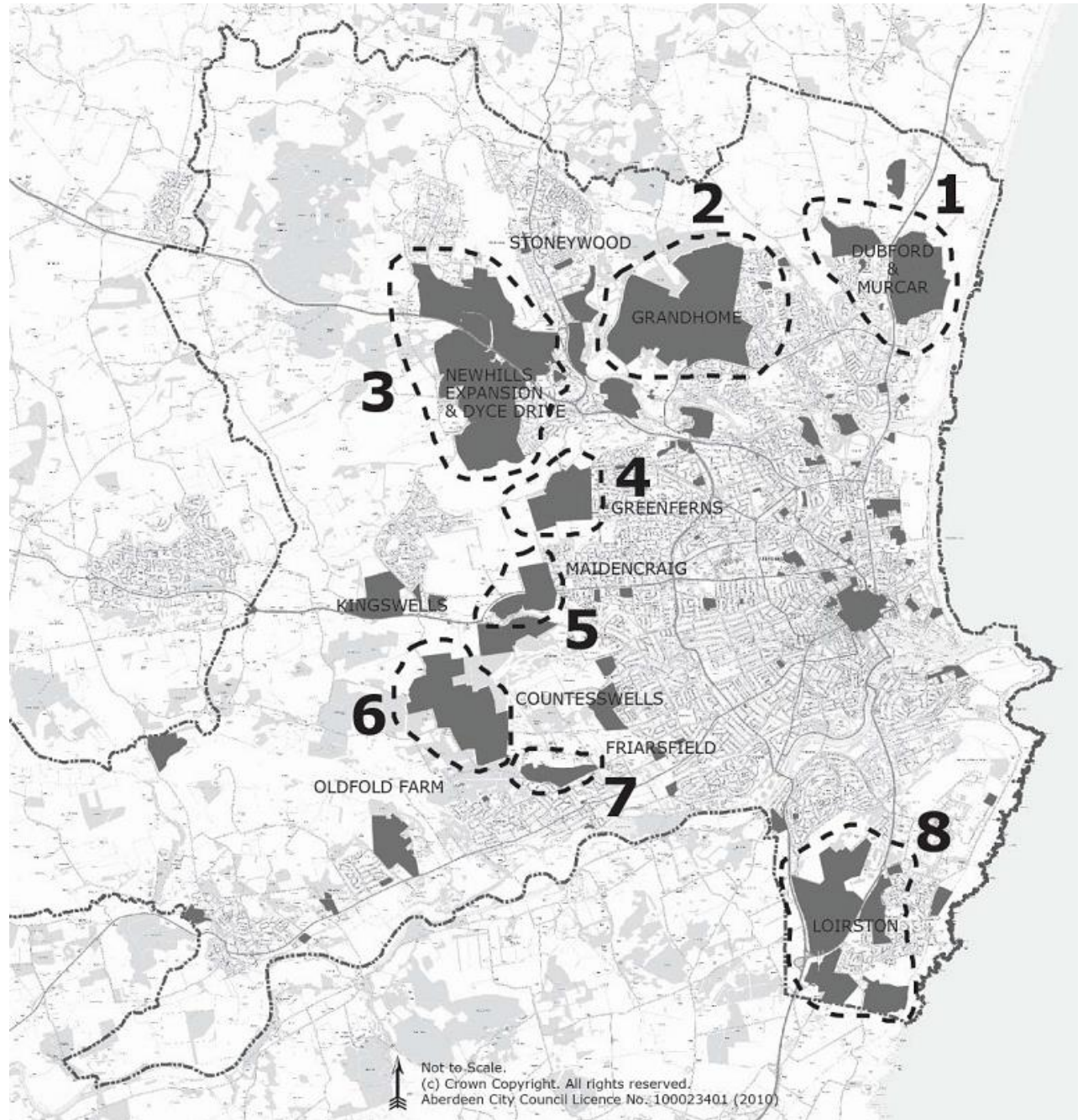
Actions to assist in the delivery of the forecast development and the required infrastructure have been identified in the following tables. The actions have been attributed to a lead agency or developer (identified in the Legend) and an indication of the timing for the action identified. More detailed actions relating to the delivery of infrastructure will be able to be

defined once the Masterplan and Delivery Statement have been agreed with the Council and any key agencies.

Legend

Organisation Name	Abbreviation
NESTRANS	NESTRANS
Public Transport Operators	PTO
Education	E
Transport Strategy	T
Roads Authority	R
Public Transport Unit	PTU
Development Management	DM
Environmental Services	ES
Transport Scotland	TSc
Development Plan	DP
Masterplanning	M
Scottish Water	SW
NHS Grampian	NHS
Scottish Natural Heritage	SNH
Scottish Environment Protection Agency	SEPA
Historic Environment Scotland	HES
Developer	DV
Developer Obligations	DO
Key contacts for these organisations are provided in <i>Chapter 4.3 Key Contacts for Agencies and Infrastructure Providers</i>	

Excel Sheets
Masterplan Zone 1 - Dubford & Murcar
Masterplan Zone 2 - Grandhome
Masterplan Zone 3 - Newhills
Masterplan Zone 4 - Greenferns
Masterplan Zone 5 - Maidencraig
Masterplan Zone 6 - Countesswells
Masterplan Zone 7 - Friarsfield
Masterplan Zone 8 - Loirston
1.2 Housing Outwith Masterplan Zones
1.3 Other Employment Sites
1.4 Other Opportunity Sites
2.0 Key Infrastructure
3.0 Policy Actions



MPZ1 - DUBFORD AND MURCAR															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP1 Murcar (employment)														27.8	<p>27.8 ha- employment land – strategic reserve for the period 2033-40. Private landowner</p> <p>Site is partially covered by the Murcar Development Framework which was adopted in 2008 as Local Planning Advice, however any development will be required to be accompanied by a masterplan for that site.</p> <p>Flood risk assessment required. Tree Survey Required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>Application A7/1464 falls within this land also.</p> <p>141018 – plot by plot development - approved conditionally – 5 September 2014.</p> <p>181947/PREAPP submitted November 2018.</p> <p>190628/S42 - Removal of Condition 9 (detailed scheme of improvements to road junction A956) and 10 (detailed scheme of improvements to the junction at Parkway/Scotstown Road) of Planning Permission Ref P071431 due to recent upgrades of roads. Approve conditionally (15 Nov 2019).</p> <p>191156/MPO - Modification of planning obligation associated with A7/1464 and 121698 to include reference to S42 application 190628/S42 and to discharge clauses 5, 6, 7, 8, 9, 10,11, 12, 13, 14 and 18, remove Plan 2, amend Plan 4 and to modify clause 21. Approved (29 Oct 2019).</p>
OP2 Cloverhill (Residential Areas H1)					132	139	139	126							<p>Under Construction</p> <p>Opportunity for 550 homes on former employment land. Primary and secondary education and health capacity issues need to be addressed. Flood Risk Assessment required to accompany future development proposals.</p> <p>190136/PAN - Major residential led mixed-use development of circa 500-600 units (mixed tenure affordable and private), community facilities, recycling centre and local shops/services (class 1,2,3 Sui Generis) with associated landscaping, open space and infrastructure. Determined further consultation required (18 Feb 2019).</p> <p>190162/ESC to support 190136/PAN. EIA not required (20 Feb 2019).</p> <p>191171/PPP - Erection of residential led, mixed use development of approximately 550 homes, community and sports facilities, retail (Classes 1, 2, 3 and Sui Generis) with associated landscaping, open space and infrastructure. Approve conditionally & legal agreement (16 Nov 2020).</p> <p>210884/MSC - Approval of matters specified in conditions: 1, 2, 3, 4, 5, 6i, 7ii, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28 of 191171/PPP. Approve conditionally (06 Oct 2021).</p>
OP3 Findlay Farm (employment)			start												<p>16.4 ha employment land - Opportunity to extend the Aberdeen Energy Park.</p> <p>Site is covered by the Murcar Development Framework which was adopted in 2008 as Local Planning Advice, however any development will be required to be accompanied by a masterplan for that site.</p> <p>Outline Planning Permission - A5/2196.</p> <p>Tree Survey was required as part of the application.</p> <p>A flood risk assessment will be required. A Drainage Impact Assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>131483 – Planning Permission in Principle - Extension to Aberdeen Energy Park to provide 48,000sqm2 of office/industrial/warehouse floor space - approved conditionally November 2014</p> <p>141640 – DPP - extension to existing building and yard area – approved conditionally – 09 March 2015</p> <p>160107 – Section 42 Variation – Vary condition 9 and delete 10 of PP131483 to allow Class 6 independent of Class 4 and Class - approved conditionally – 29 April 2016</p> <p>160191 - MSC for 131483 – Phasing, Landscaping, Transport, Flooding – validated 19 February 2016 - withdrawn by applicant 19 September 2017</p> <p>181987/S42 - Variation of Condition 1 and removal of Condition 7 from Planning Permission in Principle Reference P160107 (P131483) for the extension of Aberdeen Energy Park on land adjacent. Approve conditionally (29 Mar 2019).</p> <p>181987 - MSC for 160107 - Vary condition 1 and removal of condition 7 - validated 21 November 2018 - approved conditionally March 2019.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP10 Dubford (residential)	394	34	23												<p>35.2 ha residential land originally allocated with only 4.2ha remaining undeveloped. Allocation within ALDP 23 has been reduced in size to the undeveloped 4.2ha area of the site. Original allocation of 550 homes. 99 homes remaining on newly reduced site.</p> <p>A flood risk assessment will be required to accompany any future development on this site. Any proposal must comply with the Dubford Development Framework. Tree Survey has been undertaken as part of the application.</p> <p>131851 – DPP – 99 homes – Approve Conditionally & Legal Agreement (06 Nov 2020)</p>
OP45 Berryhill (Employment)														43.7ha	<p>Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6.</p> <p>Flood Risk Assessment required to accompany future development proposals. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>190628/S42 - Removal of Condition 9 (detailed scheme of improvements to road junction A956) and 10 (detailed scheme of improvements to the junction at Parkway/Scotstown Road) of Planning Permission Ref P071431 due to recent upgrades of roads. Approve conditionally (15 Nov 2019).</p> <p>191156/MPO - Modification of planning obligation associated with A7/1464 and 121698 to include reference to S42 application 190628/S42 and to discharge clauses 5, 6, 7, 8, 9, 10,11, 12, 13, 14 and 18, remove Plan 2, amend Plan 4 and to modify clause 21. Approved (29 Oct 2019).</p> <p>191389/DPP - Extension of commercial yard area with security fencing and gate with all associated works. Approve conditionally (08 Apr 2020).</p>
Actions to Deliver															Infrastructure Requirements
Walking and Cycling		T R DV TSc													<p>Delivery pipeline</p> <p>1. Route on the east side from Murcar to Blackdog has been designed and implementation is due to commence. This was paused as a result of reallocation of resources during COVID. New design guidance has since come out so a review of the project is currently underway to ensure designs are fit for purpose.</p> <p>Ongoing</p> <p>1. Discharge conditions and implement improvements agreed through planning consents..</p> <p>2. Strategic east-west link through site connecting to strategic routes.</p> <p>3. Upgrade Core Path 12 to formal route and extend past Grandhome Village (south) to Grandhome Bridge.</p> <p>4. Links into the industrial estate from A90 Eilon Road being designed and implemented in 2017/18. Completed 2020/21.</p> <p>5. The existing footway on the north side of the A90 Parkway (Whitestripes Road to Whitestripes Avenue) is being reviewed in 2017/18.</p> <p>6. North-south route through OP2 Murcar employment site and east-west route connecting to strategic route along A90 corridor. Access across the A90; planning condition limiting development until such time that pedestrian strategy is agreed. Officers are investigating link along Scotstown Road in 2017/18.</p>
Public Transport		PTU PTO DV													<p>Ongoing</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Bus Partnership Fund corridor study described above includes options for Aberdeen Rapid Transit (ART) on the Eilon Road/King Street corridor.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Roads		T R DV													<p>Ongoing Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>OP10 Direct road access from OP10 Dubford onto local road connecting to B999 with potential new intersection. New Spur from OP2 Murcar to A90 Murcar roundabout. A minimum of 2 accesses should be provided onto Shielhill Road and these should be located at no closer than 100m and provide adequate visibility of 4.5m x 120m If access is to be provided onto the B999 through the adjoining land only one access will be permitted. The junction at Shielhill Road and B999 requires to be upgraded in agreement with the Roads Department Junction improvements at Shielhill Road and B997 required.</p> <p>OP3 Measures to improve infrastructure at North Donside and Elton Road roundabouts. Subject to change depending on future developments at Berryhill and completion of the AWPR. Scottish Enterprise initial transport assessments 2007.</p>
Water		DV SEPA SW													<p>Site OP2 and OP25 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Flood Risk Discharge conditions and implement improvements agreed through planning. Assessment to be agreed prior to planning permission being granted.</p> <p>Water– Sites OP1, OP2 and OP3 will all come off the Cairnfield DSR (District Service Reservoir); this will be main-d out from the Scotstown DSR and therefore there will be no requirement for a new reservoir. In regard to the development at OP10, this will be served from the 18" AC main from Craigie DSR.</p> <p>Wastewater - New sewer infrastructure will be required. These sites will potentially need one or more pumping stations due to the gradients of the landscape. There will be a significant effect on up to three existing pumping stations downstream. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Invercarnie WTW is currently undergoing upgrade works which are due to complete 2023.</p> <p>Water Impact Assessment OP2 Potential mitigations available. OP10 Included in SWIA due to commence.</p> <p>Drainage Impact Assessment OP2 Stage 1 complete. Progressing to Stage 2. OP10 Stage 1 complete. Progressing to Stage 2.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>
Education	E														This area was rezoned into Greenbrae School zone in March 2014 following the review of the Primary School estate. Bridge of Don Academy and Oldmacher Academy currently both have capacity.

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
	DV E														Discharge conditions and implement improvements agreed through planning. Commutated Sum to be paid in 11 instalments based on the completion of tranches of 50 housing units.
Health															"Planning Gain Contributions and Land (where identified) are required to support extension to Oldmachar Medical Practice at Jesmond Road for an additional 2 GP's, to support the General Medical Services. Additional Community Pharmacy (including land) to support the additional patients within the Dubford Development. Note: these figures include site OP08 East Woodcroft North_(2025+ provision)"
		NHS													Early engagement required with NHS on the planning application. Independent Joint Board Strategy Group OP10 should be included in Masterplan Zone 1.
		NHS													Prepare detailed brief of requirements Consult with Scotstown, Danestone and Oldmachar Medical Practices as necessary. Consult with Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Planning Gain Team and Developers
		NHS DO													Agree funding, legal and programme for contributions. Consult with 3DP Owner of the Jesmond Surgery to determine legals and ownership issues
									NHS						Appoint Design Consultants to take forward agreed proposals.
															Commission pharmacy
											NHS				Commission extension to health centre 2020

MPZ2 - GRANDHOME															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP8 East Woodcroft North (residential)														60	Council owned site. 2.2ha Allocated for 60 units - all are constrained and not programmed. Tree survey required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 151034 – PPIP – residential development of 56 units. Withdrawn. 150024 - residential development of 56 units. Determined further consultation not required (27 Jan 2015).
OP9 Grandhome (residential)	21	63	110	52	135	110	100	100	100	100	100	100	100	3509	Under construction 323 ha – 4700 homes and 5ha of employment land. Additional 2300 units - strategic reserve and not programmed. Development Framework adopted for 7000 units as APG. Town centre identified for Phase 2 of this site. Tree survey was and is required for this development. A Flood Risk Assessment in support of any development proposals will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 131535 – PPIP – mixed use development of 4700 homes, commercial, residential, leisure, hotel use, 5ha employment land, community facilities, energy centre, open/space landscaping and supporting infrastructure. Approved with Legal Agreement February 2015 2015 – number of MSC applications approved 150698 – MSC - Phasing – approved unconditionally – 19 June 2015 150703 – MSC - Layout, siting, design of all non-residential properties – approved unconditionally – 22 July 2015 161702 - MSC - Siting and Design etc - 70 residential properties - approved conditionally June 2017 171056 /MSC - Landscaping, tree/shrub locations, schedule of plants and hard landscaping. Approved Conditionally November 2017. 171436/MSC - Siting & Design, SUDS, Env Mgmt Plan. Approved Conditionally April 2018. 181167/PREAPP received July 2018; 180593/PREAPP received April 2018. 181800/MPO - modification of planning applications associated with P131535. Approved March 2019. 181965/MSC - Siting, Design & Landscape. Approved February 2019. 190099/MSC - Drainage, Site levels, Water supplies, waste management. Approved March 2019.

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>190087/MSC - Approval of matters specified in conditions 3(a, b, f, g, i), 5, 6, 23 of P131535. Approve conditionally (21 Mar 2019).</p> <p>190682/MSC - Approval of matters specified in conditions 3a-h and j, 5a-j, 6a-f, 7, 22, 23, 25, 26, 27, 28, 30, 32, 36, 37 of 131535. Approve conditionally (09 Sep 2019).</p> <p>190421/PREAPP received March 2019.</p> <p>200439/MSC - Approval of matters specified in conditions 3a and e, 7 of P131535. Approve unconditionally (31 Aug 2021).</p> <p>200725/MSC - Matters Specified in Conditions 3 (a-c and e-g), 5 (a-f, j), 6a-f, 7, 37 of P131535. Approve conditionally (16 Nov 2020).</p> <p>210250/MSC - Approval of matters specified in conditions 3a-h and j, 5a-j, 7 of 131535. Approve conditionally (04 Jun 2021).</p> <p>211465/MSC - Approval of Matters Specified in Conditions 3a-h and j, 5a-g and j, 6, 7, 26, 27, 28, 32, 36 of P131535. Approve conditionally (23 Dec 2021).</p> <p>211257/MSC - Approval of matters specified in conditions 3 a-h and j, 5a-j, 6, 7, 22, 23, 25, 26, 27, 28, 32, 36, 37 of 131535. Approve conditionally (14 Apr 2022).</p> <p>211612/MSC - Approval of Matters Specified in Conditions 3(a-h,j), 5a-j, 6a-f, 7, 22, 23, 25, 26, 27, 30, 32, 35, 36, 37, 40 of P131535. Approve conditionally (17 Jun 2022).</p> <p>211219/MPO - Changes to modify the road contributions for 131535. Approved (04 Jul 2022).</p> <p>221542/MSC - Approval of matters specified in conditions 3a-h and j, 4, 5a-h and j, 6, 7, 11, 19, 20, 21, 23, 26, 27, 28, 31, 32, 33, 35, 36, 41 of 131535/PPP. Valid 10 Jan 2023. Pending.</p>
OP9 Grandhome (employment)														5	<p>Employment use is expected to be delivered as demand requires and is likely to coincide with development of Phase 3 as set out in the DF.</p> <p>131535 – PPIp – mixed use development of 4700 homes, commercial, residential, leisure, hotel use, 5ha employment land, community facilities, energy centre, open/space landscaping and supporting infrastructure. Approved with Legal Agreement February 2015</p>

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Actions to Deliver															Infrastructure Requirements
Walking and Cycling		DV													<p>Strategic North/South and East/West route through site linking to other strategic routes outwith the site. Link to Dyce via east/west route and new pedestrian and cycling bridge over River Don. Initial design work is considering a relocation of the bridge further west than the currently identified location. Ground investigation and detailed design work of bridge to be undertaken in 2017/18. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club.</p> <p>The existing footway on the north side of the A90 Parkway (Whitestripes Road to Whitestripes Avenue) is also being reviewed in 2017/18. A ramp connecting Third Don infrastructure to Balgownie Drive will be completed by October 2017. Officers are investigating link along Scotstown Road in 2017/18.</p> <p>A92 Parkway and Anderson Drive Multimodal Corridor Study STAG appraisal is complete, looking at opportunities for improved active travel provision along the corridor; currently seeking funding to progress to Outline Business Case.</p>
Public Transport		PT DV PTO													Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. This is likely to be in a phased approach as development comes forward.
Roads		T R TSc DV													<p>Transport Assessment to be agreed prior to planning permission being granted Transport Scotland issued TR/NPA/2 24/1/14.</p> <p>New road access from OP9 Grandhome onto Parkway with new or improved major junction post AWPR. Improving Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).</p> <p>The proposed development shall be limited to Phase 1, comprising 650 residential units and ancillary uses, for the period prior to the Aberdeen Western Peripheral Route being open to traffic, and the consequent removal of trunk road status for the A90 Parkway. For the period whilst it remains a trunk road, there shall be no means of direct access to the A90 Parkway for either vehicles or pedestrians.</p> <p>Infrastructure thresholds are outlined within the Officers Report for planning application 131535, and further information is provided within the legal agreement.</p> <p><u>Inception up to 500 Households</u> -Provision of access junctions onto Whitestripes Avenue and signalised pedestrian/cycle crossings (Direct Works)</p> <p><u>From 500 Households</u>- Minor flaring of Parkway East approach at existing Buckie Farm roundabout (Direct Works), Provision of new Parkway signalised junction (Direct Works)</p> <p><u>From About 1250 Households</u>- Funding of signalisation of Balgownie Road junction (Contributions), Funding of replacement signalised junction at Buckie Farm (Contributions)</p> <p><u>From About 2500 Households</u> - Dualling of Parkway between new access junction and upgraded Buckie Farm junction (Contributions), Signalisation of Whitestripes Road junction with Whitestripes Avenue (Contributions), Progressive upgrading of Whitestripes Road through the development site (including provision of additional site access junctions) (Direct Works), Contribution towards signalisation of Scotstown Road junction (Contribution)</p> <p><u>From About 3500 Households</u>- Signalisation of Laurel Drive junction with the Parkway (Direct Works), Implementation of recommendations arising from Whitestripes Road Route Investigation Study</p>

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Water		SW DV SEPA													<p>Flood Risk Assessment to be agreed prior to planning permission being granted. Site OP9 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>A separate application should be submitted to Scottish Water for connection to infrastructure after full planning has been granted. Invercannie Water Treatment Works currently has capacity to service this proposed development.</p> <p>Water – OP6 Balgownie Primary School – Small development, no real impact.</p> <p>Water– A Water Impact Assessment has been completed by the developer. Development to be fed from Fernhill District Service Reservoir. It will require a new off site main and local service reservoir.</p> <p>Wastewater - Significant new infrastructure would be required. New pumping stations may also be required if any of the flow needs to be transferred into the Nigg PFI catchment. Ideally, treatment would be at Persley PFI. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Invercannie WTW is currently undergoing upgrade works which are due to complete 2023.</p> <p>Water Impact Assessment OP8 & OP9 Included in SWIA due to commence shortly.</p> <p>Drainage Impact Assessment OP8 Stage 1 complete. Progressing to Stage 2. OP9 Stage 1 complete. Progressing to Stage 2.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>

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Education		E													<p>MP: primary school provision PRIOR TO phase 2, 3-4, and 6, Academy phase 7. The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p> <p>Pupil roll projections indicate that additional capacity equivalent to up to 3 New Primary Schools (including land) are required. Additional secondary school capacity equivalent to one new Secondary School with community facilities is also required.</p> <p>There is provision for two new primary schools (first one is a 3 stream school) set out in the Section 75 Agreement.</p>
Health															Number of patients based on programming of development. The provision of health for site OP8 East Woodcroft North is phased with developments in masterplan zone 1 Dubford and Murcar.
		NHS													<p>Planning Gain Contributions and Land (where identified) will be required to support a new GP practice along with dental and community pharmacy facilities. GP practice at Danestone is at capacity with no scope for further expansion. New 16 GP Health Centre to accommodate existing 4 GP Practice with 12 additional GP's (including land) in the vicinity to support the General Medical Services for the additional patients from the Developments at OP9 Grandhome.</p> <p>Two new 6 Chair Dental Surgery (including land) in the vicinity to support the additional patients from the OP9 Grandhome Development.</p> <p>4 new Community Pharmacy (including land) to support the additional patients from the OP9 Grandhome Development.</p>
		NHS													Consult with Independent Joint Board Strategy Group on how best to deliver additional facilities. Strategy Group agreed to support these proposals, however it was agreed that OP10 should be moved to Masterplan Zone 1.
		NHS													Prepare detailed brief of requirements. Consult with Scotstown, Danestone and Oldmachar Medical Practices as necessary. Consult with Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Planning Gain Team and Developers
		NHS DV DO													Agree funding, legal and programme for contributions. Agree with the Developer on value of contribution and if Danestone included agree a funding route
									NHS						Appoint Design Consultants to take forward agreed proposals. Could be delivered by developer.
													NHS	NHS	<p>Commission new Health Centre in 2023. The correct timing for Health Centre provision would be when the first 600 Units are built. Capacity to accommodate Danestone and the new development patients. A staged approach for a future expansion once 4,000 patients from the development has been reached.</p> <p>Phase two of the development is proposed post 2023+</p>
														NHS	Commission new dental surgery. A staged approach for a future Dental Surgery to be provided once 6,000 patients from the development has been reached.
														NHS	Commission new pharmacy. A staged approach for a future pharmacy unit to be provided once 4,000 patients from the development has been reached and continuing thereafter for the third and fourth pharmacies

MPZ3 - NEWHILLS															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP18: Craibstone North and Walton Farm (employment)															<p>Opportunity for development of 1.5ha of employment and 18.5 hectares of Strategic Reserve employment land or a higher education and research institute in the 2033-40 period. Masterplan required. A Flood Risk Assessment will be required to accompany any future development proposals for this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>To deliver development in this area in line with the strategy it is important that all interested parties in this zone work together to produce a development framework. Tree survey required.</p> <p>210146/DPP - Erection of food hub innovation facility (seedpod) (class 4) with access, parking, landscaping and associated works. Approve conditionally (02 Aug 2021).</p>
OP19: Rowett North (employment)															<p>63.9ha - 34.5ha of employment land Site for The Event Complex Aberdeen and complimentary employment uses. Masterplan approved. Tree Survey was required as part of the application. A Flood Risk Assessment will be required to accompany any future development proposals for this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>DM: PPIP – 150826 – demolition of existing buildings, erection of exhibition and conference centre, energy centre, hotels, offices, leisure, café/restaurants – approved conditionally - 20 February 2017</p> <p>DM: 151390 - Demolition of existing buildings, erection of exhibition and conference centre including subterranean and public space, energy centre, hotel and associated access – approved conditionally – 07 March 2016</p> <p>161790/MSC - Approval of matters specified in conditions 3, 5, 6, 7, 9, 15, 17, 18, 19, 20, 21 of P150826. Approve conditionally (18 Oct 2017).</p> <p>171270/MSC - Approval of matters specified in Conditions 5, 11, 12, 13, 14, 16, 24 of P150826. Approve unconditionally (23 Feb 2018).</p> <p>The Events Centre Aberdeen (TECA) opened in summer 2019.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP20: Craibstone South A & B (residential)	14	32	50	48	30	30	30	30	30	60	60	60	60	166	<p>Under construction</p> <p>42.6ha - 1000 homes - 300 of those are contained and not programmed. Masterplan has been approved as part of the planning application. Part of the Newhills Development Framework.</p> <p>Site capacity is reduced as SAC wish to retain facilities on-site. Tree survey was required as part of the application. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>DM: 140470 – PPIP received for mixed use development, education research and approx. 600 homes and associated works – approved conditionally - 31 May 2017</p> <p>To deliver development in this area in line with the strategy it is important that all interested parties in this zone work together to produce a development framework.</p> <p>CS: 6 - 10 CALA (130 dwellings)</p> <p>170621/MSC - flooding, watercourses, air quality, contamination, archaeology, recording of buildings, noise, bats, barn owls, badgers, birds, bird hazard management, surface water, waste water, tree survey, design and layout, radar, water efficiency, landscaping, public transport strategy, A96 frontage, external lighting, travel plan, phasing - approved February 2018</p> <p>180711/MSC - 16 units. Refused August 2018. Appeal allowed.</p> <p>181365/MSC - Approval of Matters Specified in conditions 15 (surface water); 16 (waste water); 17 (trees); 18 (design & layout); 19 (radar); 20 (water efficiency); 21 (landscaping); 24 (trunk road frontage); 25 (external lighting) of 140470 in relation to Craibstone Flats Block 1 - approved 5 November 2018.</p> <p>181994/MSC - condition 7 (noise) in relation to Phase 1. Approved unconditionally March 2019.</p> <p>CS 23 - 25 CALA (80 dwellings)</p> <p>190311/MSC - Layout etc (phase 2). Approved 22 January 2020.</p> <p>190767/MSC - technical condition (phase 2). Approved 9 January 2020</p> <p>191500/MSC - CEMP (phase 2). Approved March 2020</p> <p>201559/MSC and 2106528/MSC - 237 units (phase 3) approved July 2021</p> <p>201613/MSC and 210845/MSC - 123 units (phase 5) pending</p> <p>230436/MSC - 134 units (phase 4) pending</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP21: Rowett South (residential)	98	12	177	58	45	104	175	191	196	178	135	100	100	131	<p>Opportunity for 1940 homes of which 240 homes are phased in the period beyond 2032. Part of approved Newhills Development Framework. Town Centre identified for this site comprising of approx. 7,500 square metres total floorspace (4,000 square metres supermarket, 3,500 square metres other comparison and local shops and retail services.) Ecological surveys to assess the presence of and effects on protected habitats and species will be required. A flood risk assessment will be required.</p> <p>140844 (PPIP) – 1700 units – approved Sep 2016 171502/MSC (Phase 1 - Bancon Homes / Places for People) – 288 units, approved May 2018 - complete 180650/S42 (replacement PPIP) – approved June 2018 191121/MSC and 200289/MSC (Phase 1 Barratt Homes) – 94 units, approved March 2020, complete 200248/MSC (Phase 2 Barratt Homes) – 154 units, approved November 2020, under construction 220306/MSC (Phase 2 Bancon Homes) – 63 units, approved July 2022, unimplemented</p>
OP22: Greenferns Landward (residential)															<p>69.9ha 1000 homes - all of which are constrained and not programmed. Additional 500 units in strategic reserve phased for period beyond 3032. Tree survey required. M: Development Framework for OP20/21/22 Newhills site Council owned site Greenferns Landward. The Council will appoint consultants to investigate taking this site forward. To deliver development in this area in line with the strategy it is important that all interested parties in this zone work produce phased site specific masterplans as part of their planning applications. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. A flood risk assessment will be required.</p> <p>220611/PAN - Major residential led, mixed-use development of c. 1,570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers site and associated infrastructure including access roads, landscaping and engineering works. Determined further consultation required (23 May 2022). 220425/ESC to support 220611/PAN. EIA required (02 Apr 2022). 220479/ESP to support 220611/PAN. EIA scope (10 May 2022).</p> <p>Sept 2023 - Going through MaterPlan process for delivery of affordable housing.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Actions to Deliver															Infrastructure Requirements
Walking and Cycling			T DV												<p>Transportation are responsible for the delivery of cycle route, but additional contributions are required to complete project.</p> <p>Walking and cycling routes outlined in the draft development framework.</p> <p>Aberdeenshire working on section between Blackburn and Inverurie. Strategic North South formal route through site connecting A96 cycle route to Kingswells path network (can utilise B Roads if minimal traffic) – should possibly connect via AWPR junction and link in East West to Bucksburn. New and upgraded links through site connecting to strategic routes and connection to site Stoneywood. Contribution towards provision of new bridge across the River Don as identified in the River Don Corridor Framework. Contribution towards provision of cycle route from Blackburn to Aberdeen along A96 with connections into Dyce.</p> <p>A96 (Inverurie to Aberdeen) multimodal corridor study STAG appraisal underway, looking at opportunities for improved walking, wheeling and cycling provision on and around the A96 corridor.</p>
			T DV M												<p>Determine level of contribution and the timing of contributions.</p> <p>Transport Assessment to be agreed prior to planning permission being granted</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Public Transport			PTU PTO												<p>Public transport provision and services outlined in the development framework. Transport Assessment to be agreed prior to planning permission being granted. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Multimodal corridor study referenced above includes options for Aberdeen Rapid Transit (ART) on the A96 between Dyce and Aberdeen.</p>
Roads			T DV PTO TSc												<p>Transport Assessment to be agreed prior to planning permission being granted. Access from employment sites onto new Dyce Drive link road. Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.</p> <p>Study has been completed to identify infrastructure requirements. All studies in the area should take cognisance of the new AECC (TECA).</p> <p>OP21: Rowett South Local Transport Interventions as per Part 4A of Legal Agreement A96 Grade Separated Junction, Dyce Drive Dualling-A96 to Airport Junction, Dyce Drive junction upgrades-A96 to Airport junction (includes upgrades on Wellheads Drive), A947 Goyal junction, Dual Dyce Drive to A974 link-upgrade junctions at either end, Bus gate on A974-north of Farburn Terrace, Junction improvements-Farburn Terrace A947/Riverside Drive, Kirkhill/AWPR Grade separated junction, Dyce Drive Duelling-Airport junction to north of Marshall Trailers junction, Dyce Drive junction upgrades-Airport junction to north of Marshall Trailers junction, A974-2 lanes southbound between Goyal junction and Dyce Drive link (widening Parkhill Bridge), A96/Bankhead Avenue Traffic Signals.</p>
Water															<p>OP18 Craibstone North and Walton Farm Water – This site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowett and Greenferns developments, including the new AECC.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Invercarnie WTW is currently undergoing upgrade works which are due to complete 2023.</p> <p>Water Impact Assessment OP20, OP21 & OP22 Included in SWIA due to commence shortly</p> <p>Drainage Impact Assessment OP20 (dom) Stage 1 complete. Progressing to Stage 2. OP21 (dom) Stage 1 complete. Progressing to Stage 2. OP22 (dom) Stage 1 complete. Progressing to Stage 2.</p> <p>At OP19, OP21, OP22 there are several asset impact conflicts. We would recommend early engagement with our Asset Impact Team to discuss diversion options.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p>
			DV SEPA SW												<p>OP18: Craibstone North emp & OP20: Craibstone South Housing DIA and Scottish Water Development Impact Assessments to be commission and submitted with applications.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowatt and Greenferns developments, including the new AECC.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>OP19: Rowett North</p> <p>This site (or part of) is at risk of flooding. Developers submitted a Flood Risk Assessment (FRA) in support of the current development proposals for the site.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowett and Greenferns developments, including the new AECC.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA was submitted to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p>
				DV SEPA SW											<p>OP22: Greenferns Landward</p> <p>DIA and Scottish Water Development Impact Assessments to be commissioned and submitted with applications.</p> <p>Water - This development has been taken into account for the mains upgrade from Fernhill District Service Reservoir (DSR) to Dyce. The original main from Fernhill DSR to Dyce was upsized to accommodate the Craibstone, Rowett and Greenferns developments, including the new AECC.</p> <p>Wastewater - There is no existing infrastructure within this area. This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website</p>
Education					E										<p>The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p> <p>The developments across the Newhills Framework Area will be required to contribute to extension of Bucksburn Academy along with a new primary school site within the Framework Area and potential for a second primary subject to review.</p>
Health															Number of patients based on programming of development.
	NHS DV DO														<p>Planning Gain Contributions and Land (where identified) will be required to support the provision of a new Health Centre (including land) to accommodate a 15GP Unit for 6 existing GP's with 9 extra GP's to support the developments.</p> <p>New 6 Chair Dental Surgery - This facility could however be included as part of the required new Health Centre for the area.</p> <p>3 new Community Pharmacies in the Bucksburn area.</p> <p>Project and funding discussions are progressing between NHS and Scottish Government.</p>
		NHS DO													<p>Agree funding, legal and programme for contributions - There is an equalisation agreement across the development sites which make up the Newhills Framework Area setting out the infrastructure requirements and funding obligations agreed by the interested parties. The Section 75 agreements for the Craibstone and Rowett South development areas secure these obligations and funding.</p> <p>Agree with the Developer on value of contribution and if all 1 Practice or all 3 Practices are included and agree a funding route</p>
				NHS											Consult with Independent Joint Board Strategy Group and practices
							NHS								<p>Prepare detailed brief of requirements.</p> <p>Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developers</p>
								NHS							Appoint Design Consultants to take forward agreed proposals.
										NHS					<p>Commission new Health Centre.</p> <p>The correct timing for provision would be early in the development with land made available</p>
										NHS					<p>Commission new dental surgery.</p> <p>The correct timing for provision would be as the First set of Units is built. This should be supported by contributions to be provided within the Health Centre.</p>
										NHS					<p>Commission new Pharmacy</p> <p>The correct timing for provision would be 4 facilities staged approach starting with 1 as the First set of Units are build, with the other 3 developed throughout the house building programme.</p>

MPZ4 - GREENFERNS															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP28: Greenferns (residential)														120	<p>13.7ha 120 homes - 120 homes. Joint Development Framework with OP33 Greenferns approved. Tree survey will be required for the development. Flood Risk Assessment required to accompany future development proposals. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. Site is constrained in the Draft 2023 HLA.</p> <p>P150300 – Detailed Planning Permission – new school for children with additional support needs – approved conditionally – 22 July 2015 - completed. Tree survey was submitted for this application.</p> <p>220610/PAN - Major residential led, mixed-use development of c. 1,650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works. Further consultation not required (23 May 2022).</p> <p>220427/ESC - EIA required (14 Apr 2022). 220478/ESP - EIA scope (10 May 2022).</p> <p>230173/PPP - Residential-led, mixed use development comprising approximately 1,650 homes, employment use, a neighbourhood centre comprising local retail and commercial provision, leisure and community uses and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works. Valid 10 Feb 2023. Pending.</p>
OP33: Greenferns (residential)														950	<p>60.4ha 950 homes with an additional 400 units in strategic reserve. Constrained and programmed in Draft 2023 HLA. Joint Development Framework with OP33 Greenferns approved. Tree survey will be required for the development. Flood Risk Assessment required to accompany future development proposals. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. Site is constrained in the Draft 2023 HLA. Proposals for an extension to Emermec and a new NHS health centre will need to be accommodated on site.</p> <p>P150647 – EIA Scoping opinion request – Proposed mixed use development. Opinion issued July 2015.</p> <p>191244/DPP - Erection of one and half storey health care centre with associated carparking and landscaping. Approve conditionally (27 Oct 2021).</p> <p>220610/PAN - Major residential led, mixed-use development of c. 1,650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works. Further consultation not required (23 May 2022).</p> <p>220427/ESC - EIA required (14 Apr 2022). 220478/ESP - EIA scope (10 May 2022).</p> <p>230173/PPP - Residential-led, mixed use development comprising approximately 1,650 homes, employment use, a neighbourhood centre comprising local retail and commercial provision, leisure and community uses and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works. Valid 10 Feb 2023. Pending.</p>
OP28 and OP33: Strategic Infrastructure Plan Affordable Housing Programme															<p>Part of Strategic Infrastructure Plan Affordable Housing Programme.</p> <p>Sept 2023 - Going through MaterPlan process for delivery of affordable housing.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP33: Greenferns (employment)															<p>10ha of employment land - constrained and not programmed. Local Development Plan seeks developers to service the employment land (10ha) alongside the housing development.</p> <p>230173/PPP - Residential-led, mixed use development comprising approximately 1,650 homes, employment use, a neighbourhood centre comprising local retail and commercial provision, leisure and community uses and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works. Valid 10 Feb 2023. Pending.</p>
Actions to Deliver Development	Infrastructure Requirements														
Walking and Cycling					R T										<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Strategic east west link through site connecting Howes Road to Kingswells path network + strategic North South route linking to OP32 Maidencraig North.</p> <p>East West link connecting OP32 Maidencraig North to Northfield (Core Path 45 upgrade).</p> <p>Links to Westhill/Aberdeen cycle route. Study underway to review A944 cycle route for consistency from Kingswells to Westhill. Study also considering connections to Aberdeen City Centre along the length of the A944.</p> <p>Outline Business Case for Westhill to Aberdeen (A944/A9119) cycle route improvements nearing completion, with Detailed Design work underway.</p>
Public Transport					PTU										<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>May be possibility for Public Transport-only link connecting OP33 Greenferns and OP32 Maidencraig North.</p> <p>Bus Partnership Fund corridor study underway, examining opportunities for enhanced public transport priority along the A944 and A9119 underway - currently at Outline Business Case stage, Includes consideration of Aberdeen Rapid Transit (ART) between Kingswells and Aberdeen.</p>
Roads					R T										<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Road access from OP33 Greenferns to Provost Rust Drive and Provost Fraser Drive.</p> <p>Investigate the potential for a bus hub connecting the existing bus services on Provost Fraser Drive, Provost Rust Drive and potential connection to Newhills South.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Water															<p>Water - This site is service by Fernhill Water Supply Zone. A Water Impact Assessment is required to confirm capacity in the off-site main to Grandhome. Development on higher contour levels may require pumping.</p> <p>Wastewater - This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Invercannie WTW is currently undergoing upgrade works which are due to complete 2023.</p> <p>Water Impact Assessment OP28 & OP33 Off-site mitigations will be required</p> <p>Drainage Impact Assessment OP28 Stage 1 complete. Progressing to Stage 2. OP33 Stage 1 complete. Progressing to Stage 2.</p> <p>At OP28 and OP33 there are several asset impact conflicts. We would recommend early engagement with our Asset Impact Team to discuss diversion options.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>Site OP33 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p>
Education					E DM DO										<p>The timing of new and extended educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p> <p>One new Primary School (including land) and including Nursery & Community Learning and Development Facilities is required. An extension to Heathryburn Primary School may also be required.</p> <p>Additional capacity is likely to be required, and provided by the developer, at Northfield Academy to accommodate pupils generated by this development.</p> <p>Westpark School will be extended to accommodate future pupil generation from this development (no land set aside for a new primary school).</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Health	NHS													2194 Patients	Number of patients based on programming of development. Planning Gain Contributions and Land (where identified) will be required to support the provision a new Health Centre (including land already identified) in the Greenferns area to support the General Medical Services for the additional patients from the OP33 Greenferns development. (not necessarily - H&SCP currently reviewing provision and it may be permanent extension of existing Healthcare Facilities located in close proximity to the site.) Will require to accommodate a 7 GP Unit for 4 existing GP's with 3 extra GP's to support the developments. 3 additional Dental Chairs in the recommended new Health Centre at OP33 Greenferns.
						NHS									Consult with Independent Joint Board Strategy Group and practices
						NHS									Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and IJB on requirements and present to Developer
														NHS	Agree funding, legal and programme for contributions Agree with the Developer on value of contribution and agree a funding route
						NHS									Appoint Design Consultants to take forward agreed proposals. Could be delivered by developer
									NHS						The correct timing for provision would be early in the development with land made availability for the initial replacement of one of the Northfield/Mastrick complete with an initial enhancement facilities and a second phase supported by contribution as the development is nearing completion. (staged approach 2023+).

MPZ5 - MAIDENCRAIG															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP31: Maidencraig South & OP32: Maidencraig North (residential)	52	16	20	17	24	24	24	24	24	24	24	24	24	24	504 <p>Under construction 52.6ha 750 homes - 450 homes on OP31. 300 homes on OP32. Tree survey required. Flood Risk Assessment required to accompany future development proposals. Development Framework approved. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues (OP32)</p> <p>Masterplan adopted. 130265 - PPIP – mixed use development incorporating residential, commercial uses, community facilities, open space landscaping and associated infrastructure. Approve conditionally & legal agreement (27 Oct 2017). P130491 – DPP – 92 dwellings – approved conditionally 6 June 2014 2015 – number of Section 42 Variations to PP130491 P131827 – DPP erect 36 affordable houses – received 13 December 2014 – pending 170447/MPO - Modification of Planning Obligation 130491 - validated 24 April 2017 - Approved June 2017. 180383/S42 - Variations of Conditions 6, 7 and 8 (altered junction) - Approved Conditionally with legal agreement January 2019. 181380/MSC - Approval of Matters Specified in Conditions 1a, 1b, 1c, 1d, 1e, 1f, 1g, 13a&b, 14, 15, 16a&16b, 17, 20a&b, 21, 23a&b of 130265/PPP. Approve conditionally (05 Dec 2018). 181453/MPO - to allow additional variations to P130265 - Approved November 2018. 190043/S42 - Variation of Condition 9 - Approve conditionally (23 Apr 2019). 190044/MSC - Conditions 4, 5, 8, 10, 11 and 13 - Valid 10 January 2019 - 25 April 2019 200443/MSC - Approval of matters specified in conditions 1(a) and 1(c) of 190043/S42 (retrospective). Approve conditionally (14 May 2020). 200097/MSC - Approval of matters specified in condition 9 (190043/S42). Approve conditionally (09 Jul 2020). 200390/MSC - Approval of Matters Specified in Condition 1a-g, 2, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23 of 190043/S42. Approve conditionally (14 Aug 2020). 210638/MSC - Approval of Matters Specified in Condition 5a of 190043/S42. Approve unconditionally (30 Sep 2021). 220171/DPP - Change of house types at plots 65, 66, 67, 68, 69, 70, 71, 72 and 73 to prev. approved application ref. 200390/MSC. Approve conditionally (16 Mar 2022). 230762/MSC - Approval of matters specified in condition 1B for 190043/S42. Valid 23 Jun 2023. Pending.</p>
Actions to Deliver Development															Infrastructure Requirements

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Walking and Cycling		T DV R													<p>Transport Assessment was agreed prior to planning permission being granted. North South link through site connecting to Langstracht cycle route and OP33 Greenferns. Links to and extensions of Westhill/Aberdeen cycle route.</p> <p>Study underway to review A944 cycle route for consistency from Kingswells to Westhill. Study also considering connections to Aberdeen City Centre along the length of the A944. East West link connecting OP32 Maidencraig North to Northfield.</p> <p>Outline Business Case for Westhill to Aberdeen (A944/A9119) cycle route improvements nearing completion, with Detailed Design work underway</p>
Public Transport		PTU													<p>Transport Assessment was agreed prior to planning permission being granted. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Potential for public transport only link connecting OP33 Greenferns and OP32 Maidencraig North.</p> <p>Bus Partnership Fund corridor study underway, examining opportunities for enhanced public transport priority along the A944 and A9119 underway - currently at Outline Business Case stage. Includes consideration of Aberdeen Rapid Transit (ART) between Kingswells and Aberdeen.</p>
Roads		T R													<p>Transport Assessment was agreed prior to planning permission being granted - consideration was given to major junctions to access sites OP31 Maidencraig South and OP32 Maidencraig North from A944 and the potential impact on North Anderson Drive.</p>
Water		SW SEPA													<p>Drainage Impact Assessment was agreed prior to planning permission being granted. Site OP31 (or part of) is at risk of flooding. Developers submitted a Flood Risk Assessment (FRA) in support of the development proposals for this site</p> <p>A separate application has been submitted to Scottish Water for connection to infrastructure once planning has been granted.</p> <p>Water - A Water Impact Assessment has been completed. This area to be served from Fernhill District Service Reservoir. There are 2 trunk water mains running through the west side of the site.</p> <p>Wastewater - There is a 600mm gravity sewer within this site which drains along the Lang Stracht and ends up at Nigg PFI. This development doesn't cause too many concerns. This development will have an impact on the sewers and pumping stations downstream, all the way down to the WWTW. A DIA will be required to identify possible mitigation. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required.</p> <p>Invercannie WTW is currently undergoing upgrade works which are due to complete 2023.</p> <p>Water Impact Assessment OP31 & OP32 Included in SWIA. Off site mitigations may be required for future phases.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>Drainage Impact Assessment OP31 Stage 1 complete. Progressing to Stage 2. OP32 Stage 1 complete. Progressing to Stage 2.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p>
Education		DV													<p>OP31 Maidencraig South is zoned to Fernielea PS, which is forecast to have some spare capacity to accommodate the pupils generated, but an extension or temporary accommodation may be required. The development is zoned to Hazlehead Academy which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. Community facilities including Learning & Development facilities may also be required.</p> <p>OP32 Maidencraig North Zoned to Kingsford PS which has spare capacity can accommodate development at this scale. Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development.</p>
Health	NHS														Number of patients based on programming of development. Refer to MPZ4 - Greenferns
	NHS														Consult with Independent Joint Board Strategy Group and practices.

MPZ6 - COUNTESSWELLS															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP38: Countesswells (employment)	10ha														The timing of delivery of the employment land will be addressed through the masterplan and subsequent planning applications. Tree survey required. The Lead agency for the development of this site is the Countesswells Consortium MP: Countesswell Development Framework and Phase 1 Masterplan
OP38: Countesswells (residential)	318	24	200	53	65	58	200	200	200	200	160	160	160	1002	<p>Under construction</p> <p>165.1ha 3000 homes and 10ha of employment Tree survey required. The Lead agency for the development of this site is the Countesswells Consortium MP: Countesswell Development Framework and Phase 1 Masterplan Flood Risk Assessment required to accompany future development proposals. Development Framework approved. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>DM: 121171 – PAN received August 2012 – determined DM: 140438 – PPIP residential led mixed use development (3000 homes, employment, education, and other associated uses – approved with Legal Agreement – 01 April 2016 P140435 – DPP provide infrastructure including access, internal road layout, landscaping and drainage provision for Phase 1 of residential led mixed use development (blocks C1/C2 of 188 units, block N10 of 215 units, C3/C4 of 139 units plus small office, retail and commercial property, C5 of Hotel, office and small business units) – received 27 March 2014 – approved conditionally P140730 – DPP - Residential development comprising 124 units & associated new and upgraded access roads, landscaping & ancillary engineering works – received 20 May 2014 – pending P141110 – DPP – residential development of 107 units and associated new and upgrades access roads, landscaping, and ancillary engineering works – received 31 July – application withdrawn – December 2015 P141888 – PPIP – Upgrade of Jessiefield junction, construction of all vehicle eastern access, footpaths and cyclepath. Approved conditionally – September 2015</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>P141889 - PPIP - Upgrade of Kinswells junction on teh A944 and construction of all vehicle western acces road, footpahts amd cycle paths - approved conditionally - September 2015</p> <p>160420/MSC of 140438 – sitting and design, landscaping, street design, 239 residential units – approved conditionally 06 July 2016</p> <p>161205/MSC of 140438 - phasing, Travel Plan , Water Supply, Water Environment Protection Plan - approved unconditionally July 2017</p> <p>170184/MSC of 140438 - sitting, design, landscape, street design, parking, water efficiency and low and zero carbon - approved conditionally 29 June 2017</p> <p>170799/MSC of 140438 - landscaping, street design, parking, water efficiency, low/zero carbon - approved conditionally January 2018</p> <p>170632/MSC of 140438 - approved conditionally September 2017</p> <p>181382/DPP - Change of house types from 6 semi-detached to 6 detached houses. Approve unconditionally (21 Sep 2018).</p> <p>181389/DPP - Erection of 12 detached houses (change of house type at plots 7-25 as previously approved under 170799/MSC). Approve unconditionally (24 Sep 2018).</p> <p>181275/MSC - Approval of matters specified in conditions 2, 3(a-g and j), 5, 10, 18, 19, 21, 23, 28 of 140438. Approved conditionally (18 Oct 2018).</p> <p>181973/MSC - Approval of matters specified in conditions 2, 3 (excl h and i), 5, 10, 18, 20, 21, 23, 28, 31, 32 of 140438. Approve conditionally (28 Feb 2019).</p> <p>182111/MSC - Approval of matters specified in conditions 2 (excl b,c, h, i, j), 3 (excl h, i), 5 of 140438. Approve conditionally (06 Aug 2019).</p> <p>190067/MSC of 140438 - public transport strategy - withdrawn by applicant March 2019.</p> <p>190530/MSC - public transport strategy. Valid 29 March 2019 - Approve unconditionally (28 May 2019).</p> <p>191122/MSC - Approval of matters specified in conditions 2, 3 (excl h,i), 5, 10, 23, 28 of 140438. Approve conditionally (19 Dec 2019).</p> <p>191029/MSC - Approval of Matters Specified in Conditions 2 a-e, 3a, 4a-f, 5, 10 of 140438. (Approve conditionally (04 Sep 2019).</p> <p>191660/MSC - Approval of matters specified in conditions 2a-j (excl. h), 3a-j (excl i), 5, 10, 12, 13, 18, 20, 21, 23, 28, 31, 32 of 140438. Approve conditionally (28 Feb 2020).</p> <p>191885/DPP - Formation of footpath link and landscaping at the Countesswells connection to Countesswells Woods. Approve conditionally (14 Apr 2020).</p> <p>200195/MSC - Approval of Matters Specified in Conditions 2 a-j (excl.i), 3a-j (excl h, i), 5, 10, 11, 12, 18, 21, 23, 28 of 140438. Approve conditionally (22 Jun 2020).</p> <p>200772/DPP - Change of house type at plots 42, 43 and 44 (approved under planning permission ref. 170799/MSC) from 3no detached houses to 4no. semi-detached houses including associated works and infrastructure. Approve unconditionally (03 Sep 2020).</p> <p>191883/DPP - Formation of footpath link and associated landscaping. Approve conditionally (16 Dec 2020).</p> <p>210310/MSC - Approval of matters specified in conditions 2, 3 (excl h and i), 5, 10 of 140438. Approve conditionally (30 Jun 2021).</p> <p>210524/MSC - Approval of Matters Specified in Conditions 2 a-j, 3a c-j, 5, 10, 18, 23, 28 of PPIP 140438. Approve conditionally (15 Nov 2021).</p> <p>211372/DPP - Replacement of proposed block of flats (Plots 49-57) with 5no units comprised of one semi detached and one terrace of 3 (Plots 49-53) amendment to application ref. 170799/MSC. Approve unconditionally (19 Apr 2022).</p> <p>220006/MSC - Approval of Matters Specified in Conditions 19 and 21 of PPIP 140438. Approve unconditionally (19 May 2022).</p> <p>210576/DPP - Erection of 13no. dwelling houses with 2.4m high walling and associated car parking. Approve conditionally & legal agreement (11 Jan 2023).</p> <p>211545/DPP - Formation of 5no. stockpiles (retrospective). Approve conditionally (07 Mar 2023).</p>
Actions to Deliver Development															Infrastructure Requirements

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Walking and Cycling			R T												<p>Through the masterplan process and transport assessment to determine the requirements for development</p> <p>Transport Assessment was agreed prior to planning permission being granted. Links to Westhill/Aberdeen cycle route. Study underway to review A944 cycle route for consistency from Kingswells to Westhill. Study also considering connections to Aberdeen City Centre along the length of the A944. New junction at switchback roundabout will need to consider active travel connections and how these can be improved within the junction layout.</p> <p>North South strategic route connecting A944 cycle route to Cults (can utilise B Roads if minimal traffic) and contributions towards Aspirational Path 10 in the Core Paths Plan.</p> <p>East West strategic route along Countesswells Road.</p> <p>Links to Hazelhead Park and Countesswells Woods.</p> <p>Outline Business Case for Westhill to Aberdeen (A944/A9119) cycle route improvements nearing completion, with Detailed Design work underway.</p>
Public Transport			PTU												<p>Through the masterplan process and transport assessment to determine the requirements for development. Transport Assessment was agreed prior to planning permission being granted.</p> <p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Potential for bus-only link using Countesswells Road.</p> <p>Bus Partnership Fund corridor study underway, examining opportunities for enhanced public transport priority along the A944 and A9119 underway - currently at Outline Business Case stage, Includes consideration of Aberdeen Rapid Transit (ART) between Kingswells and Aberdeen.</p> <p>Complete</p> <p>Bus Route serving development has been established.</p>
Roads			R T												<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>It has been agreed that 2 junctions will be accessed on to the A944, one at Jessiefield and 1 at Kingswells - these are triggered by housing numbers. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes. The detail is to be determined through the traffic assessment process. New junction at switchback roundabout will need to consider active travel connections and how these can be improved within the junction layout. Development was limited to 1000 houses pre-AWPR.</p> <p>Investigate the road standards to be applied to internal roads.</p> <p>A number of road and access conditions are outlined within PPIP 140438 and the subsequent Legal Agreement:</p> <p>P140438 - connection to the Jessiefield junction, the provision of the bus-gate to the Kingswells roundabout leg of Kirk Brae, and limitations on dwelling completions prior to their installation, Lang Stracht/Springhill Road Works, North Deeside Road/Kirk Brae upgrade, Friarsfield Road/Kirk Brae junction works - approved with legal agreement April 2016.</p> <p>P141888 - upgrade of Jessiefield Junction on A944 and construction of all vehicle eastern access road, footpaths and cycle paths from the A944 to the Proposed Countesswells Development - approved conditionally September 2015 200536/S42 allowed on appeal. Variation of condition 10 (requiring Condition 1 to be implemented in full prior to the occupation of the 1001st house constructed) of planning application ref. P141888</p> <p>P141889 - Upgrade of Kingswells Junction on the A944 and construction of all vehicle access road, footpaths and cycle paths to the Proposed Countesswells Development - approved conditionally September 2015</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Water			SW SEPA												<p>Draft Development Framework and Masterplan - A Water Impact Assessment has been undertaken.</p> <p>A Full Water Impact Assessments and Drainage Impact Assessments have been carried out by Scottish Water and the full extent of upgrades are understood by the developers.</p> <p>Flood Risk Assessment was agreed prior to planning permission being granted.</p> <p>Water - These developments are on the outskirts of Hazelhead Park. A Water Impact Assessment has been completed for this site. An off-site mains upgrade will be required once development exceed 300 HU. Also additional capacity will be required at Kingshill District Service Reservoir and potentially Pitfodels Treated Water Pumping Station.</p> <p>Wastewater - Waste will drain down Countesswells Rd and Springfield Rd to Garth Dee Siphon. A Drainage Impact Assessment has been carried out by the Developer. Foul drainage will be required to conform to "Scottish Water's current design standards.</p> <p>Invercannie WTW is currently undergoing upgrade works which are due to complete this year.</p> <p>Water Impact Assessment OP38 (domestic) Stage 1 SWIA is due to be remodelled. Service reservoir required to be upgraded. Previous commitments to off-site works need to be reviewed.</p> <p>Drainage Impact Assessment OP38 (domestic) Stage 1 complete. Progressing to Stage 2.</p> <p>At OP38 there are several asset impact conflicts. We would recommend early engagement with our Asset Impact Team to discuss diversion options.</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation. It should be noted that soil conditions in this area, together with severe and prolonged rainfall, can lead to difficulties in successfully ensuring site drainage water is clean when it leaves the site, as required by General Binding Rule 10 of CAR.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Education		E													<p>Education provision requirements have been assessed and the timing of the new facilities will be determined in negotiation with developers, dependent on the numbers of school aged children residing in the area. The numbers of pupils arising from the development will be monitored on a regular basis agreed with the developer.</p> <p>Two new Primary Schools (including land) with community facilities are required, with the first being a 2 stream school and the second being a two/three stream school. The first primary school has been delivered and opened in Summer 2023.</p> <p>A new secondary school (including land) is required to accommodate pupils from this new development, and the building may include a community learning hub.</p>
Health															<p>Planning Gain Contributions and Land (where identified) will be required to support New Health Centre (including land) to support General Medical Services for an interim solution with a new health centre later in the development capable of holding 7 GP's, for the population in this new settlement at OP38 Countesswells. The provision of a new 4 Chair Dental Surgery (including land) to support the population in this new settlement at OP38 Countesswells. This facility could however be included as part of the required new Health Centre for the area. The provision of 2 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.</p>
			NHS DO												<p>Agree funding, legal and programme for contributions Agree with the Developer on value of contribution</p>
				NHS											<p>Prepare detailed brief of requirements Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer</p>
					NHS										<p>Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer</p>
								NHS						NHS	<p>Commission Health Centre 2023+. The correct timing for interim solution would be early when the 500th unit is built in 2019. Accommodation to be provided by developer. Land and contributions made availability for a new Health Centre supported by contribution as the development reached mid way to completion</p>
														NHS	<p>Commission dental chairs 2023+. The correct timing for provision would be 3 years into the Development. This should be supported by contributions and could be provided as an extension to the new Health Centre.</p>
								NHS						NHS	<p>Commission Pharmacy 2023+. The correct timing for provision would be 2 facilities staged approach starting with 1 Unit 4 years into development and the other nearing the end of the development</p>
Other			ES												<p>Small areas of the site sit within the Radon Gas Action Level. Any potential constraints to be investigated as the proposals progress.</p>

MPZ7 - LORISTON															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP59: Loirston (employment)								4	4	3					119.2 ha 1500 homes and 11ha of employment land. Potential to accommodate supermarket in a new district centre to meet convenience shopping deficiencies in south Aberdeen.
OP59: Loirston (residential)				23	8	25	100	150	150	150	150	150	150	544	<p>Development framework currently being updated to be readopted as APG.</p> <p>Tree survey required for the planning applications. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Development Framework approved. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>P120668 - PoAN: mixed use urban community - further consultation not required May 2012.</p> <p>P130892 - PPIP: 1067 residential houses, 8ha of employment land, neighbourhood centre, community facilities, primary school, landscaping, open space and recreational facilities – approved conditionally – 01 July 2015</p> <p>P141171 – PoAN: Erection of unrestricted Class 1 Retail Development incorporating supermarket – determined</p> <p>P141441 – DPP – Gypsy/Traveller transit site of 6 pitches and supporting facilities - approved conditionally – 03 December 2015</p> <p>P141754 – PPIP: Retail development comprising Class 1 Supermarket (5800 Sqm) – refused – June 2015</p> <p>P151073 – MSC – phasing, siting, layout etc – approved conditionally – July 2015.</p> <p>P151583 – MSC – access junction - approved unconditionally - June 2016</p> <p>P160371 – residential developments of 44 units. Withdrawn by applicant October 2017</p> <p>181545/DPP - Installation of modular building with associated works. Approve conditionally (12 Nov 2018).</p> <p>180619/DPP - Proposed residential development comprising of 31 units, associated landscaping and formation of access road. Approve conditionally & legal agreement (06 Aug 2019).</p> <p>191469/MS - (PPIP 130892) - Approval of matters specified in conditions 3, 9, 11 i-ix, 17, 20, 21 i-iv, 23, 24, 32. Approve conditionally (12 Jan 2022).</p> <p>211475/MS - (PPIP 130892) - Approval of matters specified in condition 18 (Refused (21 Oct 2022).</p> <p>211228/MS - (PPIP 130892) - Approval of matter specified in conditions 27, 30, 31. Approve unconditionally (15 Dec 2022).</p> <p>221222/DPP - Change of use of land to class 6 (storage or distribution), formation of hardstanding, erection of palisade security fence and land regrading works (partially retrospective). Approve conditionally (14 Jun 2023).</p>
OP60: Charleston (employment)															20.5ha employment land – strategic reserve and not programmed. Tree survey required.

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP61: Calder Park															<p>Secondary School with sports facilities Completed</p> <p>15ha P111193 - Cove Rangers football stadium approved conditionally 13 January 2012. P141441 - formation of a gypsy traveller transit site comprising 6 pitches and supporting facilities. Approved conditionally December 2015. Through the masterplanning process for OP59 there is scope to consider sharing facilities for education and community use. This should be investigated through the masterplanning process P151082 – Proposed 3 Storey Secondary School with sports facilities – approved conditionally January 2016 P151365 – Proposed car park for secondary school – approved conditionally February 2016 P160246 – Proposed football stadium (312 capacity) – approved conditionally August 2016</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Actions to Deliver Development															Infrastructure Requirements
Walking and Cycling	DV														<p>Through the masterplan process and transport assessment to determine the requirements for development. Improvements being made to NCN Route 1 along the Coast Road as part of Nigg Harbour Development. Aberdeenshire Council investigating options for improving access from the south for cyclists. Links through site to National Cycle Network and Core paths.</p> <p>Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9</p> <p>New pedestrian/cycle bridge across River Dee.</p> <p>Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Path 9 in the Core Paths Plan.</p> <p>Connection to and implementation of path currently identified as Aspirational Path 3 in the Core Paths Plan.</p> <p>Wellington Road corridor study completed in 2021, identifying options for improved walking, wheeling, cycling and public transport along the corridor - currently being reviewed in the context of Aberdeen Rapid Transit (ART) aspirations, in terms of identifying preferred corridor for southern ART route.</p>
Public Transport	PTU PTO DV														<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>Access to other bus services along A956.</p> <p>Wellington Road corridor study completed in 2021, identifying options for improved walking, wheeling, cycling and public transport along the corridor - currently being reviewed in the context of Aberdeen Rapid Transit (ART) aspirations, in terms of identifying preferred corridor for southern ART route.</p>
Roads	T R														<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>Local road connections from OP59 Loirston to A956 at appropriate locations.</p> <p>Application 130892 Legal Agreement - to mitigate the impact of development a contribution is required towards the cost of provision of a third lane on Wellington Road leading from the north junction of the application site with Wellington Road northeastwards to the existing Souterhead Roundabout and improvements to such roundabout.</p>
		TSc													<p>Transport Scotland issued TR/NPA/2</p> <p>No conditions relating to AWPR</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Water			SW												<p>Assessments to be submitted by developer to Scottish Water for consideration.</p> <p>Water – Invercarnie and Mannofield WTW There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments. A Water Impact Assessment will be required.</p> <p>Invercarnie WTW is currently undergoing upgrade works which are due to complete this year.</p> <p>Water Impact Assessment OP59 (domestic & non-domestic) Off-site mitigations will be required.</p> <p>Drainage Impact Assessment OP59 (domestic) Stage 1 complete. Progressing to Stage 2.</p> <p>At OP59 and OP60 there are several asset impact conflicts. We would recommend early engagement with our Asset Impact Team to discuss diversion options.</p> <p>Waste – Nigg PFI All these developments will go to Nigg PFI for treatment. There is currently no sewer infrastructure in this area. A Drainage Impact Assessment will be required to determine what network upgrades will be required. Disposal of surface water may cause issues for developers. Foul drainage will be required to conform to "Scottish Water's current design standards."</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage. Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p>
Education			E DV												<p>This development will increase the number of secondary aged pupils attending the new Academy and negotiations will be required with the developer to accommodate the additional pupils.</p> <p>A new primary school is to be delivered in proximity to the new Academy site as part of the the development.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Health															To be involved at the early masterplanning stage to identify requirements and how best this can be provided. Extension at Cove Bay Health Centre to support an additional 3 new GP's at the General Medical Services with the additional patients from the proposed developments. Extension for 2 additional Dental Chairs at Cove Bay Health Centre. 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the developments.
															Consult with Independent Joint Board Strategy Group. Consultation with Kincorth Medical Practice if necessary and Dental services.
															Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer.
															Agree funding, legals and programme. Consult with 3DP Owner of the Cove Health Centre to determine legals and ownership issues.
															Appoint Design Consultants to take forward agreed proposals.
															Commission Pharmacy. The correct timing for provision would be as the second set of units are built.
															The correct timing for provision would be as the third set of units are built.
															Commission extension to Health Centre The correct timing for provision would be as the third set of units are built.
Other															Requirement for one Gypsy and Traveller site, this should be identified through the masterplanning process.

OP41 - FRIARSFIELD															
					Short Term			Medium Term			Long Term				
	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP41:Friarsfield (residential)	172	22	28	26	33	20								47	<p>Under construction 29.2Ha 280 homes. HLA 23 total capacity 301 homes. Development Framework adopted as APG. Tree survey was required as part of the planning application. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Development Framework approved. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>P110559 - 10 units - approved subject to conditions - January 2012 P120340 – 81 Units - approved with a legal agreement – November 2013 P130663 - 72 residential dwellings – application withdrawn May 2014 P140272 – 98 dwellings, 12 affordable apartments in addition to ancillary works – approved conditionally with legal agreement - October 2016 P170307 - Proposal for the construction of the Friarsfield Link Road, development of 26 residential units (incl. affordable housing) and associated ancillary works - pending - validated 24 March 2017 170882/MPO - Modification of planning obligation associated with P140272 to allow offsite affordable housing provision - approved March 2018.</p> <p>OP site allocation reduced in size in LDP 2023 as site had largely been developed. OP41 allocation significantly reduced in size in LDP 2023 given that a large proportion of units has been completed. Current applications 171169/PAN and 200171/DPP relate to the whole of the reduced footprint of OP41.</p> <p>171169/PAN - Major residential development - further consultation not required, January 2018 181115/DPP - Residential development of 85 dwellings with associated infrastructure, open space and strategic landscaping. Withdrawn by Applicant (07 Jan 2019). 190093/S42 - Variation of condition 3 (pedestrian crossing / footpath link). Approve conditionally & legal agreement (26 Apr 2019). 200171/DPP - Residential development of 78 dwellings with associated access, parking, landscaping and other associated works. Approve conditionally & legal agreement (29 Oct 2020). Final phase of development granted and is under construction (2023).</p>
Actions to Deliver Development	Infrastructure Requirements														
Walking and Cycling	DV														<p>Paths implementation identified in masterplan. Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment was agreed prior to planning permission being granted. Implementation of path currently identified as Aspirational Path 10 in the Core Paths Plan. Links between Cults and Garthdee. Upgrades to Deeside Way. Additional improvements have been made to the Deeside Way to improve access. Diversions were in place at B979 as part of the AWPR construction. Anticipated to be in place indefinitely as no separate ped/ cycle bridge provided across AWPR. A93 Corridor Study appraisal underway, looking at opportunities for improving walking, wheeling, cycling and bus priority between Banchoory and Aberdeen.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Public Transport	DV PTO PTU														<p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Transport Assessment was agreed prior to planning permission being granted. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>A93 Corridor Study appraisal underway, looking at opportunities for improving walking, wheeling, cycling and bus priority between Banchory and Aberdeen.</p> <p>Complete</p> <p>Bus Route serving development has been established.</p>
Roads	T R DV														<p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Transport Assessment was agreed prior to planning permission being granted. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes.</p> <p>Investigate the delivery of the link road between Kirk Brae and Craigton Road which is outlined within the masterplan. The link road is discussed in the officers report for application 120340 and Legal Agreement. Until the Link Road is completed only 160 residential units may be completed.</p>
Water	SW SEPA DV														<p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of development proposals for this site</p> <p>Water - A Water Impact Assessment will be required.</p> <p>Invercannie WTW is currently undergoing upgrade works which are due to complete this year.</p> <p>Water Impact Assessment OP41 Off-site mitigation required.</p> <p>Drainage Impact Assessment OP41 Stage 1 complete. Progressing to Stage 2.</p> <p>At OP41 there is an asset impact conflict. We would recommend early engagement with our Asset Impact Team to discuss diversion options.</p> <p>Wastewater - This development will have an impact on the western trunk sewer which goes to Leggart Terrace. A model is being built by Scottish Water as part of the Aberdeen Wastewater Strategy. This will help to identify where in the network investment is required. Foul drainage will be required to conform to "Scottish Water's current design standards</p> <p>It should not be assumed that SEPA will grant a CAR licence for private discharge if there is insufficient main sewer capacity. SEPA would expect any development within the city to be close enough to a mains network for mains sewerage.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
															<p>Note should be taken of SEPA's policy against private sewerage proliferation.</p> <p>All proposed development must be drained by Sustainable Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C753) and developers must submit a Drainage Assessment/Drainage Strategy for any development proposals coming forward in line with PAN 61, Policy NE6 of the Local Development Plan and Supplementary Guidance on Drainage Assessments.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p>
Education	E DV														<p>An assessment on the number of pupils arising from this development will determine where there is sufficient capacity to accommodate them or identify what works are necessary to extend exiting provision.</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications. Commuted Sum to be paid on 28 February/28 May/28 August/28 November each year until contribution is paid in full for application P120340.</p> <p>There is not sufficient capacity, at present, to accommodate pupils generated by this development. Cults Academy has been capped and there is a need for the development to contribute towards the whole provision of education.</p>

	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
Health															Planning Gain Contributions and Land (where identified) will be required to support Contribution for an extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community. One additional GP and support Staff
															Consult with Independent Joint Board Strategy Group
															Consult with Medical Contractors and Independent Joint Board on requirements and present to Developer
															Agree funding, legals and programme Consult with Owner (GMS Practice) to determine legals and ownership issues
															Appoint Design Consultants to take forward agreed proposals
															The correct timing for provision would be mid-way through the proposed developments.

1.2 HOUSING OUTWITH MPZ																	
Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	Short Term			Medium Term			Long Term			>2031	Notes
							2023	2024	2025	2026	2027	2028	2029	2030	2031		
OP4: Dubford Community Facilities	Aberdeen City Council	2.6										15	15				Site has been marketed in the past but failed to attract sufficient interest. Residential opportunity for up to 30 houses on an 121 unused Council owned site.
OP5: Balgownie Centre, BOD	North East Scotland College	171															3.1 Ha site - entire site is constrained under ownership and has not been programmed. Residential zoning. Tree survey required for any subsequent planning applications. P070299 – Application approved with legal agreement – June 2013. Demolition of existing Balgownie college buildings and erection of 30 No.houses, 42 No.townhouses and 99 No.flats (total 171 dwellings), 156 car parking spaces and 5160 square metres of public open space. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP6: WTR Site Dubford		0.57										10	10				0.57ha site of Residential and Green Space Network. Brownfield opportunity for residential development that should look to integrate with the neighbouring development at Dubford. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP7: Aberdeen College Gordon	North East Scotland College	66												33	33		3.1 Ha site Mixed use zoning. Tree survey required. Site is subject to a sub-lease It is proposed to market the site in due course. Once a preferred developer is identified they will take forward the development. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. The woodland on site, particularly along the site's boundaries, should be retained. A Drainage Impact Assessment will be required.
OP11: Balgownie Area 4		0.5											15				0.5ha of Residential Land. Opportunity for residential development of up to 15 houses. A flood risk assessment will be required.
OP12: Silverburn House		4							15	35	35	40					4.0ha of Residential Land. Opportunity for 100 homes on former employment land. Primary and secondary education capacity issues need to be addressed. Needs to link into OP2 and OP13 – the AECC site. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. PAN (191150/PAN) for 100-150 residential units and 1000-3000 sqm of class 1 (shops), 2 (financial, professional and other services) and class 3 (food and drink). Determined 24 July 2019 as further consultation required. PPP (191904/PPP) valid 3 Jan 2020 for Erection of residential led, mixed use development of around 100 to 150 units (mix of house types and flats), including facilities consisting of up to 500 sqm of commercial floorspace (within classes 1 (shops), 2 (financial, professional and other services) and/or class 3 (food and drink) with associated works. Decision: Approve Conditionally & Legal Agreement (22 September 2022).
OP14: Former Cordyce School	Aberdeen City Council	7.9						18	36	27	10						Mixed Use and Green Space Network Capacity of the site is dependent on design and access issues. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 221232/DPP valid 19 October 2022 for Erection of 91no. homes including associated infrastructure, open space and landscaping. Approve subject to a legal agreement at PDMC (August 2023).
OP15: Former Carden School	Aberdeen City Council	12															0.37Ha site Residential zoning. Tree survey required. Adjacent to Dyce Primary School deemed surplus to requirement. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP16: Davidsons Papermill	Barrat Homes / Stewart Milne Homes / Permission	900	591	36	28	46	56	55	53	57	50						<p>Under construction</p> <p>29.5Ha site Mixed use zoning. Development Framework adopted May 2011 Masterplan adopted February 2012 Tree survey was submitted as part of the planning application. Planning Permission in Principle 110786 approved with legal agreement December 2011 MSC 120759 – Phase 1 development for 121 residential units, roads, public realm - determined June 2012 conditional approval MSC 121297 – erection of 26 affordable units and associated works – determined September 2012 conditional approval MSC 140402 – erection of 27 two – four bed houses (mix types) – approved conditionally December 2014 MSC 140403 – erection of 78 two – four bed houses (mix types) - approved conditionally December 2014 MSC 141240 – erection of 63 dwelling houses – approved conditionally December 2014 MSC 141398 – Masterplan for phase 2 – approved unconditionally August 2015 DPP 150305 – site design, external appearance, landscaping – approved conditionally February 2017 DPP 151369 - 3 units instead of 4 in P120759. Approved October 2015 DPP 151624 – Erection of 13 no. affordable flats – approved conditionally February 2016 MSC 151974 – phase 2B – approved conditionally - 20 June 2016 MSC 151975 – phase 2C – approved conditionally - 17 August 2016 MSC 151976 – phase 2F - approved conditionally - 03 November 2016 MSC 160229 – phase 2E – approved conditionally - 18 August 2016 MSC 160198 – phase 2G – approved conditionally - 03 November 2016 MSC 160602 - phase 2A (40 dwellings) - approved conditionally - 23 September 2016 170891 - 6 houses. Approved conditionally September 2017. 171124/MSC - phase 2. Valid September 2017. Returned. 171324/MSC - phase 2. Valid November 2017. Pending. 180079/S42 - variation of condition 8. Valid January 2018. Approve Conditionally (29 Mar 2021) 181688/MPO - modification of planning obligation to allow additional applications/variations pf PPP110786. Valid September 2018. Approved (02 Dec 2019).</p> <p>This site has been required to make a proportionate contribution towards the provision of additional health facilities in this area. It has also been required to make a contribution to sustainable transport, including a new/extended bus service.</p> <p>Housing Land Audit 2023 update: remaining capacity 271 units.</p>
OP25: Woodside	CALA Homes (North) Ltd	400	5	20	45	50	139	141									<p>19.1 Ha site Residential/Green Space Network/Green Belt zoning. Tree survey required. Persley Den Masterplan for 400 units adopted pre-2017. Possible contribution to water and waste water infrastructure. Road connection from development to Mugiemoss Road including rationalisation of existing access points on the north side of Mugiemoss Road. Contribution towards improvements of Mugiemoss Road to Persley Bridge. Contribution to new pedestrian/cycle bridge across the River Don at Mugiemoss Mills. Connections through site to local walking/ cycling networks, including contribution to walk/cycle route from Aberdeen to Blackburn along A96 with connections into Dyce and retention and upgrade of National Cycle network running through southern section of the site and immediately beyond. Zoned to Woodside PS which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. Options for access and phasing are still to be agreed for current planning application. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site OP25 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. PPIP 140835 - Proposed residential development (circa 400 houses) and leisure development - approved conditionally October 2015 P161675 - MSC: 400 homes - approved conditionally March 2018 221281/MSC - Condition 13 - Approved (12 Dec 2022).</p>
OP26: Old Skene Street	Aberdeen City Council	1.2									7	7					<p>Residential opportunity for 14 houses. 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.</p>

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP27: Greenferns Infant School	Aberdeen City Council	86															86 0.91 Ha site Residential zoning. Tree survey required. This site is reserved as a part of an education review. A Habitats Regulations Appraisal (HRA) will be required in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required.
OP39: Braeside Infant School	Aberdeen City Council																1.04 Ha site - Site is currently reserved for education use. Residential zoning. Tree survey required. A Habitats Regulations Appraisal (HRA) will be required in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. P111317 – retain on site for 5 years or until an alternative permanent site is sought for the purchased modular unit – approved conditionally December 2011 P160057 – Retention of modular classroom – approved time limited February 2016 221310/DPP (valid 02 Nov 2022) - 30 affordable residential units with associated infrastructure and open space - Approved subject to a legal agreement at PDMC (June 2023). This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP40: Cults Pumping Station	SW	20															20 0.69 Ha site Residential zoning. Tree survey required. Access agreement required between developer and adjoining land owner. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site. Development should seek to avoid any adverse impacts on the Cults Den Local Nature Conservation Site. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP43: Milltimber Primary School	Aberdeen City Council	70															70 1.85 Ha site Residential zoning. Tree survey required. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. No current plans to progress with development in this location. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP46: Royal Devenick		150															8.26ha Housing opportunity for 150 houses. Flood Risk Assessment required. 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. 200638/PAN - Major residential development (of up to 150 residential units) with associated landscaping, parking and infrastructure. Decision: Further Consultation Required (25 Jun 2020). 200682/ESC - Residential development of up to 150 houses. Determination: EIA not required (10 Jul 2020). 201558/DPP - Residential development (100 units) with associated landscaping and parking and supporting ancillary infrastructure. Refused (17 Dec 2021).

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP47: Edgehill Road	True Deal Securities Ltd	5					5										<p>4.4 Ha site - 5 homes, all of which are constrained under ownership and not programmed. Residential/Green Space Network zoning</p> <p>P130211 – for replacement house and 5 additional houses – approved conditionally January 2014</p> <p>P140511 – 4 houses – approved conditionally October 2015</p> <p>P150081 - amendment to P120211 - change of house type - approved conditionally July 2015</p> <p>180156/DPP - 1no dwellinghouse - change of house type in P140511 - approved conditionally August 2018</p> <p>A Tree survey and Bat survey were submitted as part of the development proposal. Possible contribution to water infrastructure required.</p> <p>A flood risk assessment may be required. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</p> <p>Connections through site to local walking/ cycling networks.</p> <p>Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan.</p> <p>Upgrades to Deeside Way.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p>
OP48: Oldfold	Cala Homes (Aberdeen) North	550	100	20	25	27	40	40	40	40	40	40	40	40	40	18	<p>Under construction</p> <p>48.9 ha – 550 homes and 5ha employment land. Tree survey required. Development Framework and Masterplan in place.</p> <p>P130378 - PPIP for 550 house units, commercial, primary school, associated ancillary uses and infrastructure improvements including road junction formation on A93 – approved with legal agreement February 2015</p> <p>150260 – MSC: 58 houses – approved conditionally August 2015</p> <p>151512 – MSC for 130378 – layout and design of 2 houses – approved unconditionally October 2015.</p> <p>170334/MSC for 130378 - phasing, access, layout/design, landscaping, travel pack for phase 2 166 houses - approved November 2017.</p> <p>191395/MPO - Modification of planning obligation associated with P130378 to extend provisions of agreement to application 190804/S42 and any future applications made under s.42. Approved (23 Oct 2019).</p> <p>190804/S42 - Variation of condition 3. Approve conditionally & legal agreement (24 Dec 2019).</p>
OP51: Peterculter Burn	Gordon Investment Corporation Ltd.	19															<p>7.4 Ha site 19 homes - all of which are constrained under ownership and not programmed Residential zoning</p> <p>P100140 PoAN submitted 29/01/2010 for 19 houses.</p> <p>P121787 - construction of proposed hydro-electric power generation scheme, fishpas and access road. Approved conditionally January 2014.</p> <p>161772/DPP - construction of hydro-electric power gen scheme, fishpass & access road. Approved conditionally August 2017</p> <p>Site OP134 (or part of) is at risk of flooding - Flood Risk Assessment, Tree Survey and Protected Species Survey was submitted in support of the development proposal.</p> <p>171447/PAN - specialist and retirement housing of approximately 150 homes. Decided on January 2018.</p> <p>180262/PPP - residential development: mix of private, affordable and retirement housing - 99 homes. Withdrawn by applicant February 2019.</p> <p>Possible contribution to water infrastructure.</p> <p>There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</p> <p>Road access to Malcolm Road with appropriate design standards to accommodate forecasted traffic volumes.</p> <p>Contribution towards junction improvement at Malcolm Road / A93.</p> <p>Connections to local walking/ cycling networks including access to shops, services and school in Peterculter.</p> <p>Possible contribution towards improvement of Core Path 52 and improvement and/or implementation of path currently identified as Aspirational Path 4 in the Core Paths Plan.</p> <p>Upgrades to Deeside Way.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p>
OP54: Craigton, Peterculter		10														2.45ha	<p>Housing opportunity for 10 houses. Flood Risk Assessment required. 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. A Construction Environmental Management Plan will also be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p>

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP52: Malcolm Road	Unknown	8															<p>1.5 Ha site Residential zoning Site allocated for 8 houses. Walking access to both bus services required Public transport within 400m of the site B979 and AWPR (A90) accessible. Site access from adopted road adjacent (B979) should be a loop or through road. Junction spacing must be considered to take account of nearby existing junctions Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. Expect this site to connect to the public sewer. Tree survey required.</p> <p>Site forms a proption of a larger PAN to inlude OP109:</p> <p>200009/PAN - Major mixed use development of affordable, council, elderly and accessible housing, home for heroes, care home and relevant community facilities. Determined: Further consultation required (10 Feb 2020). 210936/PAN - Major residential development (approximately 250 units) of affordable and private housing with associated infrastructure, open space, landscaping, community facilities and energy centre. Determined: Further consultation required (13 Jul 2021).</p>
OP57: Craighill Primary School, Kincorth	Aberdeen City Council	79							30	30	39						<p>0.86 Ha site Residential zoning A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. P141365 – PoAN: residential development 75 affordable units. Further consultation not required September 2014 161532/DPP - 79 units. Validated 26 October 2016. Withdrawn by Applicant. Tree survey was submitted in support of the development proposal. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. 200850/PAN - Major residential development of approximately 105 units, (90 apartments and 15 terraced houses) associated streets, parking and external amenity. Determined Further consultation required (31 Jul 2020). 210038/DPP - Redevelopment of site to form social housing rented accommodation (99 units), comprising a mix of unit types with associated streets, parking and amenity space. Approve conditionally & legal agreement (30 August 2021).</p>
OP58: Stationfield Cove	Stewart Milne Homes	150				18	149										<p>82.9.8 Ha site Residential zoning 191142/PAN - Major Residential Development of approximately 150 to 200 units with associated infrastructure. Determined Further consultation required (19 Jul 2019). 200584/DPP - Residential development of 167 dwellings with associated car parking, open space and associated infrastructure. Approve conditionally & legal agreement (12 May 2021).</p>
OP65: Haudagain Triangle		3.9								30	30	30	30	30	30		<p>60 Following road improvements in this area, land will become vacant. Flood Risk Assessment and at tree survey may be required. CHI committee 24 January 2017 - Shaping Middlefield - Triangle Site: approve options 4 and 5; option 4 - retail and greenspace, option 5 - demolition, part retail, part public amenity space and new build (72 units). 190100/PAN - Proposal of application notice - Mixed use major development. Further consultation required February 2019. 191327/ESC - Mixed use major development of approximately 187 apartments and circa 3700 sqm of retail/commercial space with associated landscaping, open space, car parking and infrastructure. Decision: EIA not required (16 Sept 2019).</p>
OP66: Granitehill	Aberdeen City Council	4.8									30	30	30	30	30		<p>90 Brownfield housing opportunity in an industrial location. Education capacity issues need to be addressed. Identified as a high priority for delivery in SHIP and is also specifically mentioned in new Administration's Partnership Statement. A Drainage Impact Assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p>

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP68: 1 Western Road	Caversham Management Ltd	22															0.07 Ha site 22 homes - all of which are constrained and not programmed Residential zoning P081415 - demolition of existing house and outbuildings and erection of 22 flats and associated car parking. Alteration to existing pedestrian railway underpass. Valid June 2008. Approve conditionally & legal agreement (14 Aug 2019). 191388/S42 - variation of condition 1 - Refused (13 Dec 2019). 200483/S42 - variation of condition 1 - Approve conditionally & legal agreement (02 Dec 2022).
OP69: 152 Don Street		0.63								25	25						Well connected brownfield opportunity in a conservation area. 200404/PAN - Major residential development of circa 86 flats, car parking, amenity space, ancillary works including demolition of existing building. Determined - Further consultation required (08 April 2020).
OP72: Aberdon House	Aberdeen City Council	30					0	40									Under Construction 0.64 Ha site Residential zoning. Tree survey required. The technical feasibility is being taken forward by the Council. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 141375 - PAN - residential development of 184-270 affordable units (includes OP90 & 94) - further consultation not required - September 2014 141376 - EIA Screening Opinion - proposal for 184-270 affordable residential units (includes OP90 & 94) - EIA not required - September 2014 210041/DPP - Erection of 40 residential dwellings (38 apartments/ 2 houses) with associated car parking, landscaping and amenity works. Approved conditionally & legal agreement (24 Sep 2021).
OP74: Broadford Works	Ferness Investment Holdings Ltd	460															460 3.6 Ha site Mixed use zoning. Design Brief in place. 120048 - Detailed Planning Permission submitted for urban village - construction of 517 flats (175 conversions) 4525m2 non residential uses , including retail, storage, nursery, restaurants, car parking, and associated infrastructure and engineering works - application refused - appeal sustained subject to legal agreement May 2013 120049 - Listed Building Consent - demolition of a number of building - approved conditionally - 31 January 2015 151783 - redevelopment of former Works and a number of associated listed buildings to form a residential-led, mixeduse urban village of circa 890 units incorporating Private Rental Sector apartments and student residential bed spaces as well as leisure, crèche/nursery, restaurant, café and bar facilities, small office and retail space, concierge/management facilities as well as the re-use of the Grey Mill building for studio/workshop, live/work and gallery space, public realm space, car parking and ancillary engineering works - PAN - Further Consultation not required 23 November 2015 160150 - PPIP - 890 unit mixed use development, apartments, student accommodation, leisure, crèche/nursery; restaurant; cafe and bars; office; retail; concierge facilities; re-use of 'Grey Mill' building as studio/workshop, live/work and gallery space; public realm; car parking; and ancillary works - approved conditionally and legal agreement - 14 September 2016 Bat Survey, Drainage Assessment and Sustainability Statement was submitted as part of the planning application. Change from Detailed PP to Allocated as legal agreement pending - legal agreement signed in 2014. 180530/MSC - phasing, siting, design, landscape, parking, junctions, drainage, archaeological work relating to P160150 for residential led mixed use development. Approved September 2018. 180531/LBC - various alterations and restoration works - approved conditionally September 2018. 180535/LBC - demolition of grey mill building, temporary stabilisation of remaining
OP76: Former Raeden Centre	Raeden (eastern part)	1.48									20	30	30				Presence of mature trees and walled garden means that only a small part of this site may be suitable for housing.

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP77: Cornhill Hospital	Stewart Milne Homes, Barratt Homes and NHS	331	118	13	42	3	14	25	25	13							<p>Under construction</p> <p>6.04 Ha site - suitable for 331 units, however, 78 units are constrained under ownership and have therefore not been programmed.</p> <p>Existing Community Site and Facilities zoning.</p> <p>P130381 - 323 units (89 new build houses, 198 new build flats and conversion of former hospital building to form 36 flats). Approved with legal agreement April 2016.</p> <p>Tree Survey was submitted as part of the application.</p> <p>Notice of initiation of development August 2016.</p> <p>P130382 – Conservation Area Consent - Demolition of several former hospital building – approved conditionally July 2015</p> <p>P150419 – LBC: Relocation of the 'Forbes of Newe obelisk' monument – pending – validated 18 March 2015</p> <p>161282/DPP amend 130381 to accommodate additional 4 flats. Approved conditionally October 2018.</p> <p>170317/MSC - modify obligation for affordable units. Approved June 2018.</p> <p>191072/DPP - Erection of 23 residential units with associated car parking and landscaping (retrospective). Approve conditionally & legal agreement (13 Nov 2019).</p> <p>191495/MPO - Modification of planning obligation associated with 130381 to tie the requirements of the existing agreement to a further application relating to the Lower Hospital, ref 191072/DPP. Approved (13 Nov 2019).</p> <p>210331/DPP - Material change to previous consent ref P130381 to vary footpath and road surfaces in localised areas (retrospective). Approve conditionally (18 Feb 2022).</p>
OP82: Dunbar Halls of Residence, Don Street	Aberdeen University	117															<p>117.64 Ha site</p> <p>Residential zoning</p> <p>Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Tree survey.</p> <p>170045/TCA - works to protected tree. Approved unconditionally March 2017</p> <p>200747/TCA - Works to 19 Protected Trees as per schedule of works. Approve unconditionally (17 Jul 2020)</p> <p>210703/TCA - Works to 8 Protected Trees- T1 - T8 - Elm - Remove as dead/diseased. Approve unconditionally (03 Jun 2021).</p>
OP87: Pittodrie Park	Aberdeen Football Club PLC and Talltray Limited	350															<p>350.6 Ha site. Site is constrained under land use and has therefore not been programmed.</p> <p>Residential zoning</p> <p>School capacity issues will need to be addressed.</p> <p>Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>'Working design framework' and 'indicative masterplan' provided as part of planning permission in principle application. It is envisaged that these will be updated to accompany any matters specified in conditions / detailed planning application.</p> <p>Public consultation was undertaken in July 2010 in relation to the planning permission in principle application. Future public consultation will be undertaken relative to further applications. Relevant technical assessments submitted and agreed.</p> <p>P101517 - PPP: residential development comprising circa 350 town houses, apartments, and duplex units. Approved with legal agreement November 2013</p> <p>P160672 - Section 42: Removal of condition 2 (time condition). Valid 25 May 2016.</p> <p>Withdrawn by applicant.</p>
OP88: Shore Porters Warehouse	Shore porters																<p>0.02 ha Site</p> <p>Mixed use zoning</p> <p>Heritage and design brief will be required.</p> <p>Listed buildings</p> <p>Residential will only be considered if suitable amenity can be demonstrated.</p> <p>Noise Impact Assessment required.</p>
OP:89 Kaimhill Outdoor Centre		1.5						35									<p>210843/DPP - Proposal for 35 houses. Approved conditionally & legal agreement (28 Jan 2022).</p> <p>Play park area should be retained and compensatory recreational provision made in the local community. 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.</p>
OP90: St Machar Primary School	Aberdeen City Council							30									<p>Under Construction</p> <p>1.01 Ha site</p> <p>Residential zoning. Tree survey.</p> <p>Technical feasibility being taken forward by the Council.</p> <p>P141375 – PoAN: residential development of 184-270 affordable units (includes OP72 & 94) – further consultation not required – September 2014</p> <p>P141376 - EIA Screening Opining - proposal for 184-270 affordable residential units (includes OP72 & 94) - EIA not required - September 2014</p> <p>With OP94: Council/Committee approval for a new Riverbank replacement school due to open end of 2019 - Education and Children's Services Committee 1 March 2017.</p> <p>210042/DPP - Erection of 30no. residential apartments, with associated car parking, landscaping and amenity works. Approve Conditionally & legal agreement (24 Sep 2021).</p>

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP92: St Peter's Nursery, Spital	Aberdeen City Council	8									7						0.09 Ha site Mixed Use zoning. Tree survey may be required. Site available on the market. St Peter's Nursery Site Redevelopment Brief in place. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP93: Former Summerhill Academy	Optimisation Developments Ltd	3.3				128	241										P150479 - PAN: Proposed residential development of approx. 375 residential units and associated infrastructure. Further consultation required April 2015 P160477 – 369 flats with associated infrastructure. Approved conditionally October 2017 Tree Survey was submitted in support of the development proposal. A Habitats Regulation Appraisal and Construction Environmental Plan will be required.
OP97: Victoria Road Primary School	Aberdeen City Council	58						58									0.67 Ha site Mixed Use zoning. The site would be suited for a sensitive residential development. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. P141670 - PoAN - proposed re-development of site for residential development (greater than 50 units). Further consultation required November 2014. P151260 - Demolition of existing school and erection of 56 residential units, along with associated works. Withdrawn by applicant June 2016. 161051/DPP - Demolition of existing school and erection of 56 residential units, along with associated works. Refused 12 January 2017. 191264/PAN - Major development consisting of approximately 55 residential units, 250sqm Class 10 day nursery space and 200sqm of Class 11 indoor recreation space, comprising conversion of existing buildings and new build. Determined Further consultation required (26 Aug 2019). 191741/DPP - Redevelopment of existing site to include construction of two new buildings and conversion of existing buildings to accommodate 50 affordable homes, a nursery and community space with associated landscaping, parking and works. Approve conditionally (21 May 2020).
OP98: VSA Gallowgate	VSA	11															0.08 Ha site Mixed use zoning. Listed buildings. Listed on the Buildings at Risk Register. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. P151630 - Demolished 28 Gallowgate and erection of 84 student flats. Withdrawn by applicant December 2015. P151631 - Demolish 28 Gallowgate. Withdrawn by applicant December 2015.
OP100: Water Lane		6															6 0.06 Ha site Mixed use zoning. Demolition warrant granted 2012. Masterplan required showing an appropriate mix of compatible new uses including Classes 1, 2, 3, 4 and 9. Pedestrian bridge linking into OP106 Torry Waterfront. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. A Flood Risk Assessment may be required.
OP101: Woodside Congregational Church		6															0.07 Ha site Residential zoning. Tree survey may be required.
OP103: Former Torry Nursery School	Aberdeen City Council	0.53 Ha															0.53ha site Residential zoning. Tree survey may be required. Residential Bus service within 150m of the site. Small site with existing junctions formed with General Access Road (Oscar Road). Possible NHS requirement on part of the site. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required.

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP105: Former Kincorth Academy	Aberdeen City Council	212							50	50	112						<p>3.94 ha site</p> <p>Residential zoning. Vacant former Academy. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 178 units by 2018/2019.</p> <p>Masterplan is likely to be required as part of the development proposal.</p> <p>Tree survey may be required. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>2 existing bus services serving the area</p> <p>Existing access and junctions to serve development from Cairngorm Drive (local distributor road).</p> <p>200989/PAN - Major Residential Development for approximately 213 No. units comprising a mix of unit types, associated streets, parking and amenity spaces. Determined: Further consultation required (11 Sep 2020).</p> <p>210185/DPP - Residential development for 212 social rented accommodation comprising a mix of unit types with associated roads, shared residential streets, parking, landscaping and external amenity. Approve conditionally & legal agreement (07 Oct 2021).</p>
OP109: Woodend Peterculter		19															<p>2ha site</p> <p>Residential zoning. Opportunity for 19 houses.</p> <p>Drainage Impact Assessment required to consider protection of potential wet habitats/woodlands adjacent to the site and the potential requirement for a buffer to prevent any increase in drainage of wet habitats/woodlands.</p> <p>Ancient Woodland to the south of the site is to be protected.</p> <p>Tree survey will be required. Ancient Woodland to the south of the site is to be protected. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Supporting ecological survey information, including details of the habitats and protected species present and how these will be safeguarded, will also be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>Two PANs for a major residential development of 250 units (210936/PAN & 200009/PAN) were submitted for a larger site of which included OP52. Further details under site OP52 above.</p> <p>210889/PPP (Valid 18 Jun 2021) - Erection of 19no. self-build dwelling houses with associated landscaping, access and infrastructure. Pending.</p>
OP111: Skene Road, Maidencraig		15															<p>0.9ha site</p> <p>Residential zoning for 15 homes.</p> <p>A flood risk assessment is required.</p> <p>Development should seek to avoid any adverse impact on the Den of Maidencraig local nature conservation site.</p> <p>Tree survey will be required.</p> <p>A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p>
OP112: West of Contlaw Road		10					25										<p>2.9ha site</p> <p>Residential zoning for 10 houses.</p> <p>Arboricultural and ecological implications studies required.</p> <p>Core Path implications - link to Aspiration Path Core Path 4.</p> <p>A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>180661/PAN - major residential development not exceeding 40 homes. Further consultation not required May 2018</p> <p>181112/ESC - screening opinion: proposal of no more than 40 homes. Withdrawn by applicant July 2018.</p> <p>190409/DPP - Residential development comprising of 30 dwelling houses with associated infrastructure, open space and landscaping. Approve conditionally & legal agreement (04 Nov 2019).</p> <p>201612/DPP - Erection of 12no. dwelling houses with associated infrastructure. Approve conditionally (21 Jun 2021).</p> <p>230164/TPO - Works to 37 Protected Trees as per schedule of works. Approve conditionally (28 Feb 2023).</p>

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP113: Culter House Road		11					2	4	4	1							<p>2.4ha site</p> <p>Residential zoning for 8 houses.</p> <p>A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>170109/PAN - Residential development of approximately 16 units and associated access road, landscaping and public amenity space. Further consultation required February 2017.</p> <p>181107/ESC - proposed development of approximately 11 units. EIA not required July 2018.</p> <p>181377/DPP - 11 detached houses, associated infrastructure car parking and landscaping. Approve conditionally & legal agreement. (20 Jun 2019).</p> <p>Drainage Impact Assessment and Tree Survey have been submitted as part of the application.</p> <p>Core Path Implications - link to Aspirational Path Core Path 4</p>
OP114: Milltimber South								24	24	32							<p>11.5 Ha site</p> <p>Mixed use opportunity with an indicative allocation of 60 dwellings and 1225 square metres of ancillary retail/office space.</p> <p>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.</p> <p>A Flood Risk Assessment will be required to accompany future development proposals. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>170620/PAN - Proposed Mixed Use Development (60 Dwellinghouses & 1225sqm of Class 1 (Shops) and Class 4 (Business). Determined Further consultation required (21 Jul 2017).</p> <p>171171/ESC - Proposed Mixed Use Development (60 Dwellinghouses & 1225sqm of Class 1 (Shops) and Class 4 (Business). Determined EIA not required (18 Oct 2017).</p> <p>191605/PAN - Major residential and retail development with associated infrastructure, access, landscaping, drainage, SUDS and open space. Determined Further consultation required (24 Oct 2019).</p> <p>200535/PPP - Construction of residential led mixed use development of up to 99 residential units and retail of up to 2,000 sqm, with associated infrastructure, access, landscaping, drainage, SUDS and open space. Refused (06 Nov 2020). Appeal allowed.</p> <p>220865/MSC - Approval of matters specified in conditions: 1 (Design)- 2 (Access Junction)- 5 (Landscaping)- 6 (Trees)- 8 (CEMP)- 9 (Air Quality/Dust)- 11 (Noise Impact Assessment)- 12 (LZCT Statement)- 13 (Watercourse) ,14 (Watercourse, SEPA)- 15 (Green Measures)- 16 (BHMP)- 17 (Archaeology)- 18 (Badger Survey), 19 (Surface Water), 20 (Scottish Water)- 21 (Residential Travel Pack) for erection of 75 residential units in connection with planning permission in principle ref. 200535/PPP. Approve conditionally (09 Nov 2022).</p> <p>230139/MSC - Approval of matters specified in condition 23 (provision of Broadband) for erection of 75 residential units in connection with planning permission in principle ref. 200535/PPP. Approve unconditionally (06 Mar 2023).</p> <p>230019/MPO - Modification of planning obligation associated with 200535/PPP to allow the removal of Clause 10 (secondary education contribution). Approved (10 Apr 2023).</p>
Completed Sites																	
OP79: Crown House		12								12							<p>0.04 Ha site</p> <p>Mixed use zoning</p> <p>170179/DPP - Conversion of existing building into 12 no. flatted dwellings and change of use from Class 4 to Class 4 on ground floor - approved conditionally & legal agreement June 2018</p> <p>170180/LBC - Conversion of existing building into 12 flats and change of use to 2 restaurants/cafe units on ground floor - approved unconditionally April 2017</p> <p>171541/LBC - Conversion of existing building into 12 flats and change of use to 2 restaurants/cafe units on ground floor - approved conditionally July 2018</p> <p>190077/MPO - modification of planning obligation associated with 170179/DPP to allow for removal of Clause 5 (requirement to provide affordable housing). Approved (10 May 2019).</p>

Site OP Number and Name	Developer/Owner	Total Units	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP115: 34-40 Abbotswell Road		1.03Ha							80	50							<p>1.03 Ha site</p> <p>Mixed use zoning. Suitable for residential use. A Noise Impact Assessment will be required. A Habitats Regulations Appraisal (HRA) will be required to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>P141601 - PoAN: demolition of existing buildings and erect flatted residential development. Further consultation required November 2014.</p> <p>P150343 - Demolition of existing business and industrial buildings and erection of 100 unit flatted residential development inclusive of 24 affordable units, associated infrastructure and landscaping. Refused December 2015. Appeal allowed - approved conditionally September 2017.</p> <p>180395/DPP - 130 units. Approved conditionally & legal agreement September 2018. Noise assessment and tree survey were submitted in support of the planning application.</p> <p>190929/DPP - Formation of footpath connections to Parkland associated with prev. approved planning permission ref. 180395/DPP. Approve conditionally (09 Oct 2019).</p> <p>200312/MPO - Discharge of planning obligation associated with planning permission ref. 150343 relating to demolition of existing business and industrial buildings and the erection of a 100 unit flatted residential development inclusive of 24 affordable units, associated infrastructure and landscaping. Approved (02 Apr 2020).</p>

1.3 OTHER EMPLOYMENT

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP23: Dyce Drive	Miller, Ribnort, Kilmartin, BAA	108	40													Y	<p>Under construction</p> <p>ABZ phase 1</p> <p>A6/0566 – outline planning permission approved. Number of MSC applications approved</p> <p>P120745/P120971 – Plot E4. Approved unconditionally September 2012 - completed</p> <p>P121024 – Plot E1. Approved unconditionally September 2012.</p> <p>P121539 – Plot D2. Approved conditionally March 2013 - completed</p> <p>P121796/P140672 – Plot A/B – 2/3: 140 and 110 room hotel. Approved conditionally July 2013 - completed</p> <p>P130009 – Plot M3 – 5a. Approved conditionally May 2013</p> <p>P130548 – Plot E3. Approved conditionally October 2013</p> <p>P131006 – Plot D1b – 6b. Approved conditionally November 2011 - completed</p> <p>P131334 – Plot D1a – 6a. Approved conditionally November 2013 - completed</p> <p>P131649 – Plot M2. Approved conditionally January 2014 - completed</p> <p>P140291 – Plot M3 – 5b/7a/7b. Approved conditionally July 2014 - completed</p> <p>P140996 – 6 storey with 200 bedroom hotel with associated access, parking and landscaping. Approved conditionally March 2015 - completed</p> <p>P141391 – MSC: 156 Bed Hotel. Approved conditionally June 2015</p> <p>P141752 – erection of restaurant & staff accommodation. Approved conditionally November 2015 - completed</p> <p>P150360 – office and industrial unit (no plot number). Approved conditionally June 2015 - Unimplemented</p> <p>161180/DPP - Erection of five 2 storey modular buildings, and formation of concrete yard, washbay area and 35 car parking spaces. Approved conditionally December 2016 - Unimplemented</p> <p>181449/MSC - construction of 15 industrial units. Approved conditionally December 2018. Completed</p> <p>ABZ phase 2</p> <p>P130070 – planning permission in principle. Approved subject to conditions June 2014. Expired.</p> <p>P151614 - MSC: site infrastructure. Approved conditionally November 2017.</p> <p>P151094 - S42 variation (Wellheads drive). Approved conditionally April 2016</p> <p>D2/ Miller Development</p> <p>A4/1644 – outline planning permission approved 19 November 2012 – number of MSC applications approved recently include D2 and Aberdeen International Business Park</p> <p>P131621 – New HQ. Approved conditionally January 2014 - completed</p> <p>P140457 – Plot 5. Approved conditionally June 2014 - completed</p> <p>P140342 – MSC: layout & design. Approved conditionally June 2014</p> <p>P141497 – Plot 6,7,8. Approved conditionally December 2014 - completed</p> <p>P150120 – 155 bed hotel Plot 9. Approved conditionally May 2015 - completed</p> <p>190534/MSC - A warehouse on Plot 2&3. Approved Jun 2019. Completed.</p>

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
																	<p>Aberdeen International Business Park</p> <p>Phase 1 P130350 – plot 1 1. Approved conditionally June 2013 - completed</p> <p>Phase 2 P140474 – PPIP: Class 4 use and Class 7 use (150 bedroom hotel) . Refused January 2018.</p> <p>Site OP23 (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>The site lies within a pipeline notification zone. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>Any masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment.</p> <p>For Scottish Water's standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to 'Sewers for Scotland 4th Edition' which is available on the Scottish Water website: https://www.scottishwater.co.uk/-/media/business/files/connections-documents/developer-services/surfacewaterguidancedoc8ppa4pageshires.pdf?la=en.</p> <p>Study to identify infrastructure requirements. PENDING. Consideration to be given to impact on AWPR. All studies including the A96(T) should take cognisance of the proposals.</p>
OP29: Prime Four	Drum	50	33														<p>Opportunity for development of business land which will attract high quality businesses or be suitable for company headquarters. Development Framework and Masterplan in place for Phase 1. Masterplan of Phases 2 and 3.</p> <p>A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>Planning permission for phase one was granted for Q1 2012, with subsequent detailed planning permission received and granted for offices and associated works (P111653, P111652, and P111847) - completed</p> <p>P120649 – PPIP: submitted for phase 2/3. Approved with legal agreement April 2013.</p> <p>P121759 – Hotel detailed application. Approved with legal agreement April 2013 - completed</p> <p>Further MSC applications approved relating to P120649.</p> <p>P130223 – PoAN: Major development PPP for Phase 4. Further consultation not required March 2013.</p> <p>P131810 – MSC: design plot 11a. Approved conditionally May 2014 - completed</p> <p>P140145 – MSC: design plot 10 (renumbered as plot 9). Approved conditionally May 2014 - completed</p>

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
																	<p>P140144 – MSC: design plot 9 (includes previous plot 10). Approved conditionally May 2014 - completed</p> <p>P140166 – MSC: design plot 7. Approved conditionally September 2014 - completed</p> <p>P141621 – MSC: design plot 9. Approved unconditionally December 2014 - completed</p> <p>P150113 – MSC: design plot 10. Approved conditionally June 2015 - completed</p> <p>P150642 - S42 variation. Approved conditionally August 2015</p> <p>P150643 – PoAN: plot 12 - Wellness centre including consulting, diagnostics, treatment room and bedrooms. Further Consultation Required May 2015.</p> <p>151437 – PoAN: Office/Employment development. Further consultation not required September 2015</p> <p>P160767 - PoAN: major development - mixed use including retail, food & drink and other ancillary uses. Further consultation not required June 2016.</p> <p>161429/PPP - Major development mixed use commercial (up to 30, 000M2) including retail (class 1), food and drink (class 3) other ancillary uses (such as offices) and associated landscaping, infrastructure and access. Withdrawn by applicant June 2017</p> <p>181336/DPP - erection of class 3 units including two with drive-thru facilities. Valid July 2018. Approve conditionally and legal agreement (22 Oct 2019). Lapsed</p> <p>221198/DPP - Erection of three class 3 (food and drink) units including two with drive thru facilities (renewal of planning permission ref 181336/DPP). Withdrawn by Applicant (17 Feb 2023).</p>
OP63: Prime Four Expansion	Drum	13															<p>Expansion to existing OP29 allocation. Development Framework in place (masterplan approved). Site lies within a pipeline notification zone. Potential to increase active travel links in the west Aberdeen area.</p> <p>A Traffic Impact Assessment will be required. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>A944 Junction capacity key to business park accessibility</p> <p>P151437 - PoAN: Office/employment development. Further consultaion not required September 2015</p> <p>151444 - PoAN: Wellness centre to include consulting, diagnostics and treatment rooms and bedrooms with associated car parking. Further consultaion not required September 2015</p> <p>P160713 - EIA Screening Opinion: Office / Employment development and associated works. EIA not required (screening opinion) June 2016</p> <p>A944 cycle route review currently taking place to determine if alternative options exist to improve safety. Maybe opportunities to connect through Prime 4 to new AWPR underbridge and access Westhill from the north.</p>

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP34: East Arnhall		1.064	10.64														<p>An opportunity for development of 1 hectare of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries.</p> <p>Site may be at risk of flooding. A Flood Risk Assessment will be required to accompany future development proposals. Site lies within a pipeline notification zone. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>P111083 – Planning permission in principle for cladd 4, 5, 6 & 7. Approved conditionally July 2013.</p> <p>Site OP46 (or part of) is at risk of flooding. A Flood Risk Assessment was submitted in support of the development proposals for this site.</p> <p>161061/S42 - Removal of conditions 2 and 3 (time limits) - approved conditionally - 30 September 2016.</p> <p>190270/DPP - formation of access road with associated works. Valid February 2019. Approve conditionally (17 Jun 2019).</p> <p>191319/S42 - Removal of conditions 12 (signal junction) and 27 (upgrading of A994 road bridge over the Brodiach Burn at Bishop's Dam) of Planning Permission Ref 161061/S42. Approve conditionally (19 Feb 2020).</p> <p>210178/DPP - Extension to access road and installation of pipe arch culvert. Approve conditionally (06Jul 2021).</p> <p>230088/DPP - Renewal of planning consent Ref: 191319/S42 in relation to use Class 4 (business), Class 5 (general Industrial), Class 6 (storage and distribution) and Class 7 (hotel). Valid 02 Feb 2023. Pending.</p>
OP60: Charleston	Halladale Muir/A Strachan	20.05															<p>Opportunity for development of 20.5 hectares of employment land for the period 2033-40.</p> <p>Site may be at risk of flooding. A Flood Risk Assessment will be required to accompany future development proposals. Site lies within a pipeline notification zone. A Habitats Regulations Appraisal (HRA) will be required consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.</p> <p>Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>

1.4 OTHER OP SITES																	
OP Site Name and Number	Developer/Owner	Total size (Ha)	<2020	2020	2021	2022	Short Term			Medium Term			Long Term			Notes	
							2023	2024	2025	2026	2027	2028	2029	2030	2031		>2031
OP13: AECC Bridge of Don	Aberdeen City Council	18.4															Mixed use, residential, and expand park and choose site within the development to 999 spaces Strategic/local and dedicated bus services required to provide frequent reliable service. Allocated for 498 units. All units constrained. Efficient linkages for access/egress to road network will be key consideration. This site may be at risk of flooding - a Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. Tree survey may also be required. P150824 - PPIP: Proposed demolition of existing building and erection of a mixed use development to include (approx. 498) residential units, commercial and business use, recycling centre and park and ride facility. Valid 22 May 2015. Approved subject to conditions and legal agreement 24 June 2021. A DIA is required.
OP17: Former Bucksburn Primary School	Aberdeen City Council	0.94									15	37					Former primary school suitable for residential, healthcare or other uses compatible with a residential area. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP24: Central Oark Dyce		0.71															Site reserved for a new medical centre. Urban Green Space developed here should be replaced through the demolition of the existing medical centre north of Dyce shopping centre. Pedestrian access to the shopping centre car park should be provided. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP30: Kingsford		24.5															170021/DPP approved 23 April 2018 Construction has commenced (NID 02 July 2018). Community and Sports Facilities, Football Academy, (comprising outdoor pitches, pavilion, ancillary buildings), Stadium (20,000 capacity), ancillary uses, formation of access roads, parking and associated landscaping and engineering works.
OP35: Summerfield House		1.1															Brownfield residential opportunity. Drainage Impact Assessment required. School capacity issues would need to be addressed. 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. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.
OP36: Charles House	NHS	1.6															Specialist care facility for children. Access limited: possible either via hospital or Eday Road (general access road). 2 bus services within 340m of the site. Possible issues with slope; flooding is a constraint. This site is adjacent the North Burn of Rubislaw, which can suffer from pollution pressures. Any opportunity to deculvert would be welcome. We would require buffer strips around watercourses. Opportunity to restore morphology of watercourse should be assessed. Potential for enhancement/maintenance of green network should be explored. Construction SUDS required due to the significant risk of downstream amenity impact. A Flood Risk Assessment and 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. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 181744/DPP - Respite and palliative care centre. Valid 08 October 2018. Pending. A Flood Risk Assessment and Drainage Strategy have been submitted in support of the development proposal. Approved conditionally 23 Nov 2020.
OP37: Woodend Hospital		7.1															Brownfield residential opportunity on part of the hospital site. Site includes listed buildings, trees and open space which require sensitive treatment. Flood Risk Assessment required. School capacity issues will need to be addressed. 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. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.

OP61: Doonies	Aberdeen City Council	16.3																							Energy Transition Zone. This area along with OP56 will support low-carbon and energy related industries in association with Aberdeen South Harbour. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of Natura sites. Other issues to be addressed include the landscape impact of development and recreational access. Joint Masterplan needed for OP56, OP61 and OP62. The following applications cover land at OP64 and a portion of lands at OP62. 221408/PAN - Construction of Hydrogen Production and Re-fuelling facility, Solar Farm and connecting cable route. Determined Further Consultation Required (14 Dec 2022). 221532/ESC - Proposed development of a hydrogen production and re-fuelling facility, a solar farm and solar grid connection (phase 1). Decision; EIA not required (20 Feb 2023). 230299/DPP - Erection of a hydrogen production and vehicle re-fuelling facility, solar farm and underground solar grid connection (Aberdeen Hydrogen Hub). Approved conditionally 29 June 2023. A Construction Environmental Management Plan is required.
OP62: Aberdeen Harbour Expansion	Aberdeen Harbour Board	55																						Under construction identified in NPF3 as a National Priority. Bay of Nigg Development Framework is SG. SSSI to remain zoned as undeveloped coast. Landscape, open space, core path, historic environment, transport network, SSSI and SAC need to be considered. Requires full Transport Assessment (TA) for active travel, road and rail access. Main issues being road and rail freight routing to site area. Possible road bridge to accommodate HGVs across rail mainline has been identified. Requires a flood risk assessment and for studies to be undertaken as to the potential for impact on the Aberdeen Bathing Water, in terms of coastal impact and the potential for works to have an impact on the quality and amenity of the Bathing beach. A Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Environmental Management Plan (CEMP) may be required. Potential to impact on the Nigg Bay SSSI and on the PFI infrastructure for Nigg STW. Also require protection of East Tullos Burn. P151742 - PPIP: National development comprising new infrastructure to facilitate the creation of a new deep water harbour, including new roads, parking and means of access. Approved conditionally May 2016 170132/MSC - condition 5 & 6. Approved conditionally April 2017 170156/MSC - condition 2. Approved unconditionally April 2017 170216/MSC - condition 7 & 9. Approved unconditionally June 2017 170417/MSC - condition 3. Approved conditionally June 2017 170219/MSC - condition 7. Approved conditionally June 2017 230707/PAN (valid 08June 2023) - Proposed business/industrial development (class 4/5/6)- road infrastructure- active travel connections- landscaping and environmental works including drainage and other infrastructure. Pending.	
OP64: Ness Solar farm		20.5																						Generate up to 5 MW of renewable energy. Access for construction of heavy loads Connection with the public sewer if appropriate. There are no watercourses identified in the immediate vicinity. Construction SUDS required. 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. Ecological surveys to assess the presence of and effects on protected habitats and species will be required. 221408/PAN - Construction of Hydrogen Production and Re-fuelling facility, Solar Farm and connecting cable route. Determined Further Consultation Required (14 Dec 2022). 221532/ESC - Proposed development of a hydrogen production and re-fuelling facility, a solar farm and solar grid connection (phase 1). Decision; EIA not required (20 Feb 2023). 230299/DPP - Erection of a hydrogen production and vehicle re-fuelling facility, solar farm and underground solar grid connection (Aberdeen Hydrogen Hub). Approved conditionally 29 June 2023. A Construction Environmental Management Plan is required.	
OP75: Denmore Road	Aberdeen City Council	4.56																						If the bulky goods uses at the existing commercial centre at north Denmore Road are displaced, this site can be developed for bulky goods in order to maintain the retail offer in bridge of Don. Conditions will be imposed restricting uses to bulky goods retailing. Pitches lost should be replaced by new or upgraded pitches which are of comparable or greater benefit in Bridge of Don. Drainage Impact Assessment required. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.	

1.5 CITY CENTRE MASTERPLAN SITES																	
OP Site Name and Number	Developer/Owner	Total size (Ha)	<2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	>2031	Notes
OP70: Denburn Valley		6.5															<p>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 11 (Assembly and Leisure).</p> <p>New upper floor uses - use class 9 (houses) – suitable for apartments.</p> <p>Refurbishment of former Woolmanhill hospital buildings for Pavilion, class 7 (Hotels and Hostels) or use class 9 (Houses). Other remaining buildings suitable for use class 9 (Houses). 160802 - Proposed change of use to create 42 Residential apartments, a 102 bedroom boutique hotel and associated car parking and landscaping. Approve conditionally & legal agreement (06 Nov 2018).</p> <p>190124/DPP - Adaptation and change of use from hospital building to 27no. apartments with all associated works. Withdrawn by applicant (15 Jun 2020).</p> <p>Refurbishment of Denburn Court.</p> <p>Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access.</p> <p>170497/DPP - Alterations and extension to gardens, including: restoration and renovation of structures/ statues and toilets; development of buildings containing exhibition, retail, café and community hub space; provision of improved access, including raised walkways and regrading northern gardens; tree works; and associated infrastructure and engineering works. Approve conditionally (29 Mar 2018). COMPLETED.</p> <p>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. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.</p>
OP81: Queens Square		5.4															<p>Refurbishment of the eastern annex of Marischal College for use class 4 (Offices) and class 11 (Assembly and Leisure).</p> <p>Refurbishment of Greyfriars John Knox Church – appropriate uses include use class 3 (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>190859/LBC - Conversion of existing building to create restaurant, bar and function facility, including demolition of stair annexe to North elevation and construction of new stair extension; refurbishment of windows and doors; formation of new fire exist door and access lift; installation of rooflight, condenser units and extract duct; installation of railings with access gate; cleaning of stonework with all associated works and internal alterations to include installation of escape stair and lift. Approve conditionally (16 Aug 2019).</p> <p>221564/DPP (and corresponding 221563/LBC) - Installation of granite gable to exposed wall. Approve conditionally (28 Feb 2023).</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. A Drainage Impact Assessment will be required.</p>

OP91: Union Street West		15.3																<p>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).</p> <p>Refurbishment of Golden Square.</p> <p>Refurbishment of Bon Accord Square.</p> <p>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. A Drainage Impact Assessment will be required.</p>
OP95: Station Gateway		4																<p>Expanded station concourse across two levels to include use class 1 (Retail) and 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). 210116/PAN - Major development of circa 250 flats and potentially 1,500 square meters of commercial/retail use. Determined: Further consultation required (17 Feb 2021).</p> <p>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. A Flood Risk Assessment will be required.</p>
OP96: Castlegate and Castlehill		2.6																<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> <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>New Residential development of approximately 46 apartments.</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>

OP100: North Dee Quarter		12.7																<p>New Urban Quarter with a high quality and imaginative approach to the public realm, creating permeable pedestrian linkages between the city centre and the River Dee.</p> <p>Masterplan required showing an appropriate mix of compatible new uses, including Class 1 (Retail), Class 2 (Financial, Professional and other services), Class 3 (Food and Drink), Class 4 (Business, including new office development and a Global Energy Hub if required), and Class 9 (Residential).</p> <p>Refurbishment of the listed smoke houses.</p> <p>Pedestrian bridge linking into OP106 Torry Waterfront.</p> <p>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. A Flood Risk Assessment may be required.</p>
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OP106: Torry Waterfront		5															<p>Mixed use zoning. Site part developed.</p> <p>New residential development.</p> <p>New ground floor uses including Use Class 1 (Retail) and Use Class 3 (Food and Drink), Hotel Academy (Use Class 7). Pedestrian bridge linking into OP100 North Dee</p> <p>Consider improvements to the riverside park and promenade.</p> <p>A Habitats Regulations Appraisal (HRA) will be required 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. A flood risk assessment may be required.</p> <p>200634/PAN - Demolition of existing commercial buildings and erection of residential development of up to 350 dwellings with associated parking and open space. Determined: Further consultation required (22 Jun2020).</p> <p>181702/PPP - Residential led development comprising: approximately 258 residential flats set over between 4 and 7 stories, 360sqm of class 1 (Retail) riverside park/open space and associated infrastructure. Refused (02 Mar 2020).</p>
OP110: Heart of the City																	<p>Opportunity for qualitative improvement to include better pedestrian access to The Green.</p> <p>Refurbishment and remodelling of buildings on Union Street.</p> <p>Negligible increase in overall accommodation but increased utilisation of existing floor space.</p> <p>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).</p> <p>Appropriate uses for upper and lower floors include Use Class 4 (Business); Use Class 7 (Hotels and Hostels); Use class 9 (Houses); 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>

2. Key Infrastructure

2.0 KEY INFRASTRUCTURE					
Project	Lead	Participaint	Timescale	Action	Notes
Transport					
OP73: Balgownie Machine Centre	Aberdeen City Council		2023/24	<p>0.2 Ha site Mixed use zoning. Tree survey. This development is subject to the Berryden Road corridor improvements. 161435/ESC - EIA Screening opinion - Proposed construction of approx 700m of duel carriageway - EIA not required - October 2016 161616/ESC - proposed construction of approx 1100m of road widening to form duel carriageway - EIA not required - December 2016 161435/ESC - proposed construction of approx 700m of new dual carriageway and associated infrastructure works - EIA not required - October 2016 200366/DPP - Formation of road with associated footways, cycle tracks, street lighting, drainage, landscaping, earthworks and associated works (Berryden Corridor Improvement Project). Approve conditionally (20 Aug 2020). 230487/S42 - Variation of condition 1 - valid 25 Apr 2023 - Pending</p>	Site has been cleared and awaiting works to commence.
Access from the South	ACC			<p>The Bridge of Dee Study draft STAG Part 2 report and Appraisal Summary Tables (AST) were completed in January 2017</p> <p>Post-AWPR review of Bridge of Dee Study STAG outcomes is due to commence soon.</p> <p>Laurencekirk to Aberdeen Multimodal Corridor Study STAG appraisal undereay.</p>	<p>Additional information can be found at: https://committees.aberdeencity.gov.uk/documents/s65754/Access%20from%20the%20South-Bridge%20of%20Dee%20Study-STAG%20Part%202%20Appraisal%20CHI.16.174.pdf</p> <p>Bridge of Dee is category A-listed.</p>
Berryden Corridor/Gt Northern Road improvements	ACC		2023/24	<p>Preferred option agreed by Aberdeen City council in Nov 2009. Preliminary design of whole corridor complete. Budget for Phases 1 – 3 (Denburn to St. Machar Drive) approved February 2014 Budget agreed February 2015 Review of 2009 option to ensure it complied with 2015 policy, strategy and design standards Notice for Compulsary Purchase Order was served in November 2018. Planning application approved 2020.</p>	<p>Additional information and progress can be found at: https://www.aberdeencity.gov.uk/services/roads-transport-and-parking/berryden-corridor-improvement</p>
South College Street Rail and Road Improvements	ACC			Being considered within the context of the City Centre Master Plan and Delivery Framework.	Majority of planned phase 1 improvement works are now completed on site as of July 2023.
Aberdeen International Airport	BAA		upto 2040	Airport can accommodate the predicted growth in passenger numbers within its existing footprint.	<p>Aberdeen International Airport Master Plan 2013 published January 2013. Up to 2040 - further consideration will need to be given to possible runway extensions and the corresponding land requirements. Additional information and progress can be found at: https://www.aberdeenaairport.com/about-us/master-plan/ https://www.aberdeenaairport.com/media/42246/AIAL-Final-Master-Plan-2013.pdf Airport being encouraged to work on a Surface Access Strategy to look at how it can encourage more travel by sustainable modes.</p>

Aberdeen Harbour Expansion	Aberdeen Harbour Board		2018 Commenced	1-5 years - new harbour at Nigg and road improvements	Under construction Preferred option identified for link road Aberdeen Harbour Board/Port of Aberdeen are undertaking some construction works on behalf of Marine Scotland in the Nigg Bay for a seawater intake comprising two intake wells with two associated pipes, pumphouse and power cables. Works in relation to OP62: Aberdeen Harbour Expansion are likely to affect the quality of water taken from the Nigg Bay through connecting pipes to Marine Scotland Labs at 375 Victoria Road. Aberdeen City Council should ensure that all mitigation measures, assessments and safeguards noted under OP62: Aberdeen Harbour Expansion are properly monitored.
New Rail Stations	NESTRANS / ACC		2020 commenced	Aberdeen City Council and NESTRANS will work with Transport Scotland to fully appraise any such proposals. (Ongoing and within period of LDP) Potential for improvements to the souht being looked at as part of Laurencekirk to Aberdeen study referenced above.	The case for potential new rail stations will be subject to full STAG and GRIP appraisals. Nestrans has received funds from Transport Scotland's Local Rail Development Fund. This offers a mechanism for the appropriate appraisal for potential station options.
Regional Working	ACC/Aberdeenshire Council/ NESTRANS		2020 commenced	Collaborative Regional Working. Partners will work together to ensure consistency between the LDP and the City Region Deal, Regional Transport Strategy, Regional Economic Strategy, Local Transport Strategies, Local Housing Strategies, North East Local Plan District Flood Risk Management (2016 to 2022), development activity for Regional Marine Plans and the Local Outcome Improvement Plan.	Involvement will vary between plans and strategies but will include common evidence bases. This process will facilitate the future review of the LDP and progression of Transport Intervention Options. Aberdeen City Council is part of the Future Infrastructure Requirements for Services (FIRS) groups which seeks to identify and facilitate the delivery of new infrastructure required as a result of new development. (Ongoing and within period of LDP). Aberdeen City Council is a partner in Getabout, the Sustainable Transport Partnership for the North East of Scotland, along with NESTRANS, Aberdeenshire Council, NHSG, the Universities, the College and others Aberdeen City Council is a partner in the North East Scotland Bus Alliance with NESTRANS, Aberdeenshire Council and bus operators Aberdeen City Council is a partner in the Health and Transport Action Plan with NESTRANS, Aberdeenshire Council and NHSG plus others Aberdeen City Council continues to work with NESTRANS on a range of projects including those relating to City Region Deal and Bus Partnership Fund
Variety of proposals in Regional and Local Transport Strategies	NESTRANS / ACC		2020 onwards	RTS adopted in 2021. LTS currently being revised.	Projects identified in Regional and Local Transport Strategies will be delivered through the respective Implementation Plans/Delivery Plans associated with these strategies. RTS to be consulted upon in Q2 2020. RTS was adopted in November 2021. Draft LTS and supporting documents will be taken out for public and stakeholder consultation in September 2023 for 8 weeks. It is hoped that a final LTS will then be taken to committee for approval in Spring 2024. It will contain a series of actions. These will be further developed in a Costed Action and Delivery Plan which will be reported to committee separately.
Water					
Upgrades to infrastructure associated with water supply and waste water disposal	SW / DV / LO		Ongoing	Infrastructure requirements for sites identified in the Local Development Plan are set out Section 3 of this Delivery Programme: Infrastructure Delivery Masterplan Zones, and in Aberdeen Planning Guidance and, Developer Contributions Supplementary Guidance.	Scottish Water, the City Council and other relevant partners are exploring the opportunity to address the cumulative impact of development across the region
Transport					
Strategic Development Plan Transport Interventions	ACC / NESTRANS		2019 commenced	Aberdeen City Council will work with partners (Nestrans, CRD and TS) to further define future transport demand management and transport interventions options necessary to mitigate potential impacts of delivery.	Interventions will be further explored through City Region Deal's Strategic Transport Appraisal and ASAM upgrade. Work on the schemes will progress collaboratively and in a phased way taking account of the availability of funds to pay for schemes. (ongoing and within period of Proposed LDP)
Completed Projects					

Aberdeen to Edinburgh Rail Service Improvements	TS		2018/19	<p>Key benefits for the North East of Scotland will be:</p> <p>An hourly 'local' service across the City between Inverurie and Montrose, stopping at all stations;</p> <p>Additional services to the above to create a half hourly service between Aberdeen and Inverurie (facilitated by completion of the upgrade of the Aberdeen to Inverurie line), and additional early morning and late evening services to Elgin, Keith, Huntly and Inch from Aberdeen;</p> <p>An hourly limited stop high speed train service to both Edinburgh and Glasgow, with many trains from Edinburgh and Glasgow extending through to Inverness.</p>	<p>March 2016, the Minister for Transport and Islands announced a Revolution in Rail, a programme of rail capacity, frequency and journey time improvements to be introduced in 2018/19.</p>
Aberdeen to Inverness Rail Service Improvements	TS		Implementation of phase 1 and 2 complete	<p>Phase 1 of the Aberdeen to Inverness Improvement Project was delivered in December 2019.</p> <p>Outputs from this £330m project comprised:</p> <p>Signalling enhancements between Inverness and Elgin and between Inch and Aberdeen;</p> <p>Re-doubling of the line between Inverurie and Kittybrewster Junction, just outside Aberdeen;</p> <p>A re-built station at Forres;</p> <p>Lengthened platforms at Elgin and Inch stations;</p> <p>Track improvements and infrastructure to support new stations at Kintore and Inverness Airport;</p> <p>An hourly service between Inverness and Elgin;</p> <p>A half-hourly service between Inverurie and Aberdeen, with hourly services continuing to Montrose, calling at all stations, comprising a "cross-rail" service.</p> <p>A new station at Kintore opened on Thursday 15 October 2020.</p> <p>A new, fully-accessible, two-platform station at Inverness Airport opened to passengers on 3 February 2023.</p>	<p>Project has been completed.</p>

3. Policy Actions

3.0 POLICY ACTIONS				
Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Team	Timescales
Land Release Policy				
LR1: Land Release Policy	Release greenfield housing within two phases	1. Assist in the production, and then adoption of development frameworks for large sites and those in multiple ownership	Development Plan Team/ Development Management Team/ Masterplanning, Design and Conservation Team/ Developers	1. Ongoing as sites come forward
LR2: Delivery of Mixed Use Communities	Promotes the development of mixed use communities			
Health and Wellbeing Policy				
WB1 Healthy Developments	Healthy environments will be promoted and considered through the relevant assessments.	1. Aberdeen Planning Guidance - Health Impact Assessments. In development.	Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Environmental Policy Team	1. Ongoing
WB2 Air Quality	Good air quality will be promoted and mitigation measures put in place for proposals with a detrimental impact.	1. Aberdeen Planning Guidance - Air Quality. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023.
WB3 Noise	Presumption against noise generation developments. Protects Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs).	1. Aberdeen Planning Guidance - Noise. Contents reviewed. Awaiting Council approval.		1. Monitoring need
WB4 Specialist Care Facilities	Sets out criteria for specialist care facilities.	1. Assess if Aberdeen Planning Guidance is required.		1. Monitoring need
WB5 Changing Place Toilets	Sets criteria for where changing place toilets are required.	1. Assess if Aberdeen Planning Guidance is required.		1. Monitoring need

Protecting and Enhancing the Natural Environment				
NE1 Greenbelt	To avoid urban sprawl, maintain landscape setting, provide access to open space and direct planned growth to appropriate locations.	1. Assess if Aberdeen Planning Guidance is required.	Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Natural Heritage Policy Team	1. Monitoring need
NE2 Green and Blue Infrastructure	Promotes the protection and enhancement of the City's green space network, urban green space. Establishes the provision for open space in new developments. Protects and enhances core paths, rights of way, other paths and access rights.	1. Review and update of Open Space Audit and Strategy 2. Prepare a Sports Pitch Strategy for Aberdeen 3. Aberdeen Planning Guidance - Open Space and Green Infrastructure - Contents reviewed. Awaiting Council approval. 4. Core Path annual survey to form prioritisation list		1. Review ongoing 2. Progressing 3. Council committee Oct 2023 4. Ongoing
NE3 Our Natural Heritage	Sets out requirements to protect, preserve and enhance designated nature conservation sites and the wider natural heritage and to protect species, and the protection of carbon rich soils	1. Aberdeen Planning Guidance - Natural Heritage. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023.
NE4 Our Water Environment	Sets out requirements to maintain and improve standards of environmental quality, public health and amenity through managing flood risk particularly in relation to new development in areas of medium to high flood risk, plus, appropriate disposal of sewage. Sets out requirements to protect and enhance Aberdeen City's coastal environment and to identify areas that are suitable for development.	1. Develop local flood risk management plan (FEEDBACK ON) 2. Aberdeen Planning Guidance - Flooding Drainage and Water Quality - Contents reviewed. Awaiting Council approval. 3. Develop Aberdeen Planning Guidance for Marine Spatial Planning.		1. Progressing 2. Council committee Oct 2023 3. Awaiting development of guidelines and regulations by Scottish Government
NE5 Trees and Woodland	To protect and enhance trees and woodlands with the aim of increasing existing tree cover	1. Aberdeen Planning Guidance - Trees and Woodlands - Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023

Quality Place Making By Design				
D1 Quality Place Making	Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high quality design and place.	1. Aberdeen Planning Guidance - Energetica and, Temporary Buildings - Contents reviewed. Awaiting Council approval. 2. Aberdeen Planning Guidance - Outdoor Seating.	Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Natural Heritage Policy Team	1. Council committee Oct 2023 2. Approved July 23
D2 Amenity	Promotes the principles of amenity for residential and non-residential developments.	1. Aberdeen Planning Guidance - Amenity; Sub-division and redevelopment of residential curtilages; Conversions of buildings in the countryside; and, Space standards - Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
D3 Big Buildings	Promotes the placement of quality big buildings in the correct location.	1. Aberdeen Planning Guidance - Big Buildings. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
D4 Landscape	Primary landscape features, views, vista, linkages, buffers and landscape features which contribute to local amenity or sense of place are required to be conserved, restored or enhanced. Promotes the creation of landscapes	1. Aberdeen Planning Guidance - Landscape. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
D5 Landscape Design	Promotes landscape design within developments	As above		As above
D6 Historic Environment	Protects, conserves and enhances the historic environment. Developments will respect the character, appearance and setting of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, archaeology, scheduled monument, historic gardens and designed landscapes. Preservation of all scheduled monuments and archaeological sites will be supported.	1. Aberdeen Planning Guidance - Stone Cleaning. Contents reviewed. Awaiting Council approval.	Development Plan Team / Masterplanning, Design and Conservation Team	1. Council committee Oct 2023
D7 Our Granite Heritage	Protects granite building, structure and features, expects they will be retained, reused and adapted.	1. Assess if Aberdeen Planning Guidance is required.		1. Monitoring need
D8 Windows and Doors	Protects historic windows and doors.	1. Aberdeen Planning Guidance - Windows and Doors. Contents reviewed. Awaiting Council approval.	Development Plan Team / Development Management / Masterplanning, Design and Conservation Team / Natural Heritage Policy Team	1. Council committee Oct 2023
D9 Shopfronts	Promotes contextually aware repair or replacement of shopfronts.	1. Aberdeen Planning Guidance - Shops and Signs. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023

Sustainable Use of Resources				
R1 Minerals	Identifies suitable areas for mineral extraction and highlights considerations proposals will need to address. The policy background also commits Aberdeen City Council to maintaining a 10 year supply of construction aggregate permissions.	1. In order to establish whether the demand for minerals in the city is being met by quarries in the region, we will monitor the supply of aggregates.	Aberdeen City	1. Ongoing
R2 Degraded and Contaminated Land	Promote restoration of degraded or contaminated land	1. Identify and secure remediation of contaminated land. No entries on public register of contaminated land.	Development Management / Development Plan Team	1. Ongoing - maintain public register
R3 New Waste Management Facilities	Sets criteria for waste management facilities Safeguards sites for waste related facilities	1. Assess if Aberdeen Planning Guidance is required.	Development Plan Team / Waste Team / Development Management Team / Energy Team / Environmental Health	1. Monitoring need
R4 Energy from Waste	Outlines criteria for proposal for energy from waste recovery facilities.	1. Assess if Aberdeen Planning Guidance is required.		1. Monitoring need
R5 Waste Management Requirements for New Development	Outlines criteria for waste management facilities within domestic and commercial proposals	1. Aberdeen Planning Guidance - Waste Management Requirements for New Development. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
R6 Low and Zero Carbon Buildings, and Water Efficiency	Requires new buildings to incorporate low and zero carbon technologies to ensure that there is a reduction in carbon dioxide emissions, and for all new buildings to use water saving technologies and techniques.	1. Aberdeen Planning Guidance - Resources for New Development. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
R7 Renewable and Low Carbon Energy Developments	Promotes the development of renewable and low carbon energy schemes. Sets criteria for renewable and Low Carbon Energy Developments	1. Aberdeen Planning Guidance - Wind Turbine Development. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
R8 Heat Networks	Sets criteria for Heat Networks	1. Aberdeen Planning Guidance - 'Heat Networks and Energy Mapping APG' in development.		1. Ongoing

Meeting Housing and Community Needs				
H1 Residential Areas	Sets criteria for proposals with residential areas	1. Aberdeen Planning Guidance - Householder Development guide. Contents reviewed. Awaiting Council approval.	Development Plan Team	1. Monitoring need
H2 Mixed Use Areas	Sets criteria for proposals within mixed used areas	1. Assess if Aberdeen Planning Guidance is required.		
H3 Density	Promotes density of 50 dwellings per hectare	1. Assess if Aberdeen Planning Guidance is required.	Development Plan Team	1. Monitoring need
H4 Housing Mix and Need	Sets out the criteria for a suitable mix of dwelling types and tenures.	1. Assess if Aberdeen Planning Guidance is required.	Development Plan Team / Housing Strategy	1. To run parallel with examination of Proposed LDP.
H5 Affordable Housing	Sets criteria for affordable housing within proposals over five units	1. Aberdeen Planning Guidance - Affordable and Specialist Housing. Contents reviewed. Awaiting Council approval.	Development Plan Team / Housing Strategy	1. Council committee Oct 2023
H6 Gypsy and Traveller Caravan Sites	Sets out criteria for assessing proposals for permanent or halting sites. Identifies which new development sites must include provision for sites for gypsies and traveller	1. Aberdeen Planning Guidance - 'Gypsy Traveller Sites'. Contents reviewed. Awaiting Council approval.	Development Plan Team	1. Council committee Oct 2023
H7 Student Accommodation Developments	Sets the criteria for student accommodation developments	1. Aberdeen Planning Guidance - 'Student Accommodation'. Contents reviewed. Awaiting Council approval.	Development Plan Team	1. Council committee Oct 2023
H8 Houses in Multiple Occupation and Overprovision	Sets our criteria for the assessment of Houses in Multiple Occupation and as to when an area can be considered oversaturated.	1. Develop Aberdeen Planning Guidance - Houses in Multiple Occupation and Overprovision. Contents reviewed. Awaiting Council approval. 2. Assess the need to develop Aberdeen Planning Guidance on Short Term Lets.	Development Plan Team	1. Council committee Oct 2023 2. Commence research after LDP approval.
CF1 Existing Community Sites and Facilities	Sets out criteria for assessing proposals within existing community sites and facilities.	1. Aberdeen Planning Guidance - Children's nurseries. Contents reviewed. Awaiting Council approval. 2. Assess if Aberdeen Planning Guidance is required.	Development Management / Development Plan Team	1. Council committee Oct 2023 2. To run parallel with examination of Proposed LDP.
CF2 New Community Facilities	Sets out criteria for assessing proposals for new community facilities in the Local Development Plan.			
The Vibrant City				
VC1: Vibrant City	Seeks to ensure the vibrancy of the city centre through the development of expansion of existing activities.	1. Aberdeen Planning Guidance - Hierarchy of Centres. Contents reviewed. Awaiting Council approval. 2. Aberdeen Planning Guidance - Harmony of Uses. Contents reviewed. Awaiting Council approval. 3. Aberdeen Planning Guidance - Serviced Apartments. Contents reviewed. Awaiting Council approval. 4. Produce documentation of Retail Centre Health Checks. 5. Update Retail Study.	Development Plan Team	1, 2, 3. Council committee Oct 2023 4. Ongoing. 5. Ongoing.
VC2: Tourism and Culture	Seeks to support new or expanded visitor attractions and facilities which can strengthen visitor attraction to Aberdeen.			

VC3: Network of Centres	Sets out that new or expanded retail facilities will be in accordance with the hierarchy and sequential test.			
VC4: City Centre and Retail Core	Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development.			
VC5: City Centre Living	Seeks to support new or converted residential development in the city centre.			
VC6: West End Area	Sets out the mix of uses in the area and that changes from office to residential will be supported in principle.			
VC7: West End Shops and Cafes	Promotes the retention of west end shops and cafes			
VC8: Town, District, Neighbourhood and Commercial Centres	Sets out the criteria for changes of use at the network of centres.			
VC9: Out of Centre Proposals	Provides criteria for assessing major retail proposals in out of centre locations.			
VC10: Local Shop Units	Sets criteria for assessing proposals to change from retail to other uses.			
VC11: Beach and Leisure	Promotes appropriate development at the beach			
VC12: Retail Development Serving New Development Areas	Promotes need for retail provision within new development areas at a scale which meets local requirements.			
Delivering Infrastructure, Transport and Accessibility				
I1: Infrastructure Delivery and Planning Obligations	Provides the policy framework for applying infrastructure requirements and developer contributions required to support development.	1. Review Supplementary Guidance: Contents reviewed. Awaiting Council approval.	Development Plan Team / Development Management / Masterplanning, Design and Conservation Team	1. Council committee Oct 2023
T1 Land for Transport	Land for Transport Safeguards land for transport projects	1. Monitor emerging RTS and LTS to ascertain need for future land for transportation projects.	Development Plan Team / Transport Strategy Team	1. Ongoing
T2 Sustainable Transport	To ensure that the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets, and ensures that services, facilities and jobs are accessible to new communities.	1. Aberdeen Planning Guidance: Transport and Accessibility. Contents reviewed. Awaiting Council approval.		1. Council committee Oct 2023
T3 Parking	Sets out the criteria for car parking within the City Centre, Inner and Outer City, Alternative Fuel Infrastructure and Cycle Parking.			
C11 Digital Infrastructure	Sets out requirements for communications infrastructure for new development.	1. Assess if Aberdeen Planning Guidance is required.	Development Plan Team	1. Monitoring need
C12 Telecommunications Infrastructure	Sets out criteria for telecommunications developments.			

Supporting Business and Industrial Land				
B1: Business and Industrial Land	Promotes the development of the business and industrial land allocations set out in this Plan. Outliners criteria for developments of this nature	1. Assess if Aberdeen Planning Guidance is required. 2. Aberdeen Planning Guidance: Aberdeen International Airport (& 4 public safety maps). Contents reviewed. Awaiting Council approval.	Development Plan Team	1. Monitoring need 2. Council committee 2023
B2: Business Zones	Sets out criteria for assessing proposals for specialist employment land in areas designated as specialist employment areas in the Local Development Plan			
B3: Aberdeen International Airport and Perwinnes Radar	Sets out the principle of the continuation of uses associated with the airport. Outlines criteria for development falling within the Perwinnes Radar Safeguarding Zone.			
B4: Aberdeen Harbour	Sets out the principle of the continuation of uses associated with the harbour.	1. Aberdeen Planning Guidance - Development Framework for Aberdeen Harbour. Contents reviewed. 2. Aberdeen Planning Guidance- Energy Transition Zone. New document. Drafted. Consultation expires 30/08/23	Development Plan Team	1. Completed. 2. 2023/2024
B5: Energy Transition	Sets out the criteria for development in an energy transition zone.	2. Aberdeen Planning Guidance- Energy Transition Zone. New document. Drafted. Consultation expires 30/08/23		1. 2023/2024
B6: Pipelines, Major Hazards and Explosive Storage Sites	Sets out criteria for development proposed within the consultation zones of pipelines, major hazards and explosive storage sites	1. Circular and Regulations in place.		
Monitoring				
Annual Monitoring Statement	Monitoring will be an ongoing process throughout the life of the Plan. Where difficulties with the implementation of policy arise new actions can be identified.	1. Input into annual City Progress Report 2. Input into Developer Obligations Report 3. Housing Land Audit 4. Employment Land Audit 5. Development Activity Report 6. Retail Centre Health Checks (Due 2023)* 7. TELMOS APPI Data* 8. Vacant and Derelict Land Survey	Development Plan Team / Developer Obligations Team	1. Annually 2. Ongoing 3. Annually 4. Annually 5. Annually 6. 2023 (Every two years) 7. (Every two years) 8. Annually

4. Supporting Information

4.1 Cumulative Transport Appraisal and Strategic Transport Fund

The Aberdeen City and Aberdeenshire Cumulative Transport Appraisal (CTA) demonstrates the impact new development across the North East would have on transport infrastructure. A package of transport projects has been identified to mitigate this impact.

A Strategic Transport Fund was initially set up which would apply to all development in the Strategic Growth Areas that fall within the Aberdeen Housing Market Area. The aim was for it to be used only to deliver strategic transport projects in the identified locations to mitigate the cumulative impact of development. A legal challenge was lodged at the Court of Session (Inner House) in August 2015 by the Elsick Development Company Ltd and Goodrun Ltd, against the adoption by the Strategic Development Planning Authority (SDPA) of Supplementary Guidance entitled “Delivering Identified Projects through a Strategic Transport Fund”. The Inner House issued its decision on 29 April 2016 which allowed the appeal. The SDPA was granted leave to appeal that decision to the Supreme Court. The Supreme Court dismissed the appeal on 25 October 2017. It concluded that for a planning obligation to be a material consideration in a decision to grant planning permission, the obligation must have more than a *de minimis* or trivial connection with the proposed development. The Council therefore no longer applies the Strategic Transport Fund policy as per previous arrangements in the SDPA’s Supplementary Guidance.

4.2 School Estates

The Council undertook a review of its Primary School Estate in 2012. The review proposed to resolve some anomalies with catchment areas created by new developments and school closures. A report submitted to Education, Culture and Sport committee on 7 February 2013 provided a total of 78 recommendations on developing Nursery and Primary School Education across Aberdeen.

The Secondary School Estate Review was approved in October 2010, within which one outcome was to replace Torry and Kincorth Academies with one single larger school. This has since been completed and the new school, Lochside Academy is now operational.

A further review of the school estate strategy is being carried out during 2019, and recommendations for future education provision of primary and secondary education, to reflect changing demographics and planned new developments in the city, are due to be presented to the Education Operational Delivery Committee in September 2019. Work is also underway on the expansion of early learning and childcare in Aberdeen, which will include the creation of new nursery places across the city, to meet the Scottish Government target of providing 1,140 hours of early learning and childcare for eligible 2-year olds and all 3 and 4-year-old children in Scotland.

4.3 Key Contacts for Agencies and Infrastructure Providers

Organisation	Contact	Email	Telephone	Address
Nestrans	Rab Dickson	RDickson@nestrans.org.co.uk	01224 346680	Nestrans Archibald Simpson House 27-29 King Street Aberdeen AB24 5AA
SEPA	Clare Pritchett	Planning.aberdeen@sepas.org.uk	01224 266600	SEPA Planning Service Inverdee House Baxter Street Torry Aberdeen, AB11 9QA
Scottish Water	Pamema Strachan	pamela.strachan2@scottishwater.co.uk		Development Engagement Team Scottish Water Kingshill House, Arnhall Business Park, Westhill, Aberdeenshire AB32 6UF
Developer Obligations	James Welsh	JamWelsh@aberdeencity.gov.uk	01224053556	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB

NHS Grampian	Allan Robertson	Allan.robertson1@nhs.net	01224 558 734	Property Planning Manager Property and Asset Development G9/11 Summerfield House Eday Road Aberdeen AB15 6RE
Transport Scotland	Stuart Wilson	Stuart.Wilson@transportscotland.gsi.gov.uk	0141 272 7587	Transport Scotland Buchanan House 58 Port Dundas Road Glasgow G4 0HF
Aberdeen City Council Public Transport Unit	Chris Cormack	ccormack@aberdeencity.gov.uk	01224045557	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Corporate Landlord - Education	Andrew Jones	ajones@aberdeencity.gov.uk	01224 045101	Aberdeen City Council Business Hub 10 Level 2 South Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Transportation Strategy and Programmes	Will Hekelaar	whekelaar@aberdeencity.gov.uk	01224069599	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council	Alan McKay	alanmckay@aberdencity.gov.uk	01224045127	Aberdeen City Council Business Hub 4

Roads Authority				Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Development Management	Daniel Lewis	dlewis@aberdeencity.gov.uk	01224045893	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Operations and Protective Services	Clare Horton	chorton@aberdeencity.gov.uk	01224045603	Aberdeen City Council Business Hub 15 Level 3 South Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Development Plan	Andrew Brownrigg	abrownrigg@aberdeencity.gov.uk	01224045023	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Masterplanning, Design and Conservation	Laura Robertson	larobertson@aberdeencity.gov.uk	01224067083	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council	Claire Royce	CRoyce@aberdeencity.gov.uk	01224045724	Aberdeen City Council Business Hub 10

Flooding and Coastal Team				Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
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