

aberdeen local development plan

## **Aberdeen Local Development Plan 2017**

### **Action Programme**

Published April 2017

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## Contents

Introduction.....	03
1.0 Land Allocation Actions.....	04
1.1 Masterplan zones.....	06
1.2 Housing sites outwith masterplan zones.....	20
1.3 Other employment sites.....	24
1.4 Other opportunity sites.....	26
2.0 Key Infrastructure.....	28
3.0 Policy Actions.....	29
4.0 Supporting Information.....	32
4.1 Cumulative transport appraisal and strategic transport fund.....	32
4.2 School estates.....	33
4.3 Key contacts.....	34

## Introduction

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

The Action Programme sets out, where possible:

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

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

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

From an early stage in the preparation of the Local Development Plan, Aberdeen City Council has worked in close partnership with a wide range of agencies – through the

Future Infrastructure Requirements for Services Group (FIRS) – to establish the infrastructure requirements to support development. The FIRS Group comprises representatives from the following organisations:

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

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

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

The housing figures used within the document are taken from the published Housing Land Audit 2016.

## 1. Land Allocation Actions

### 1.1 Master Plan Zone

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

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

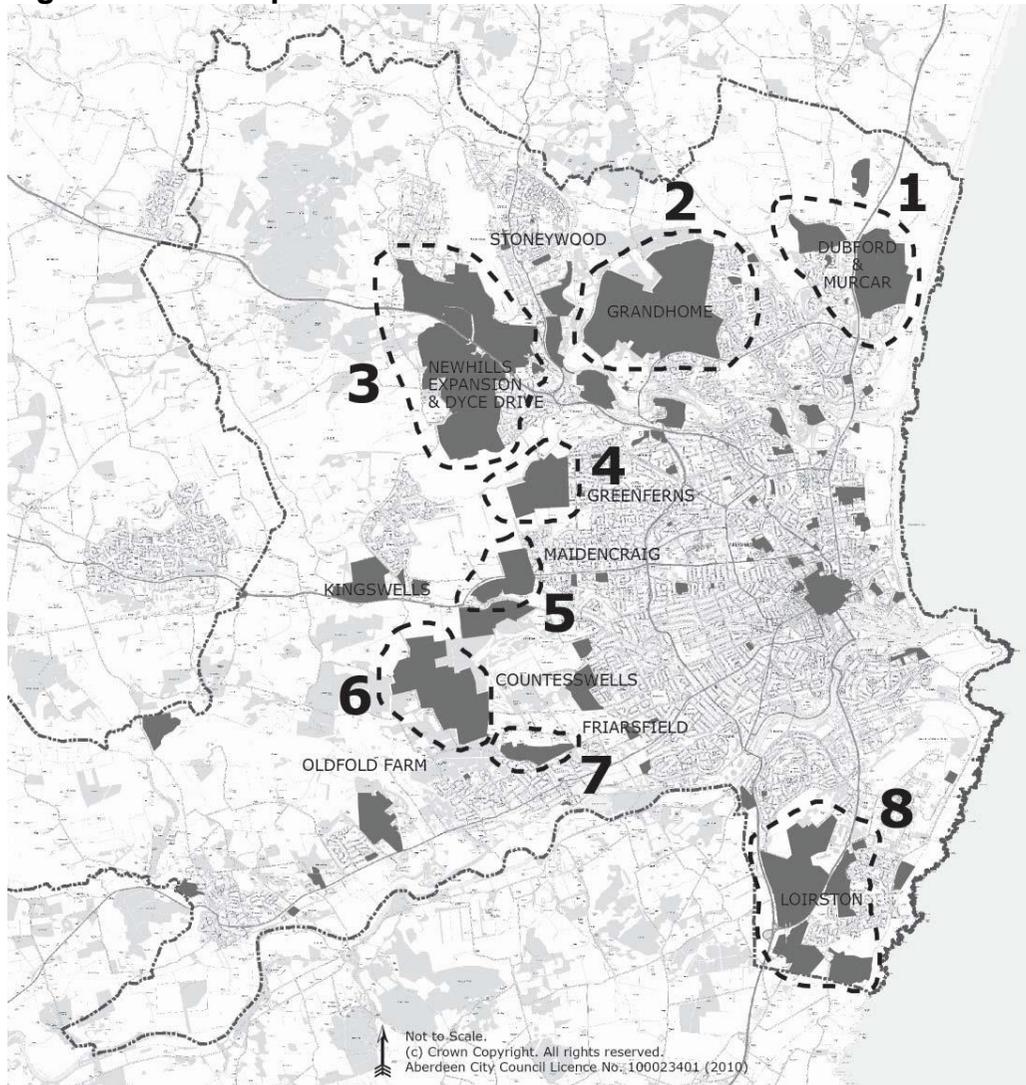
Actions to assist in the delivery of the forecast development and the required infrastructure have been identified in the following tables. The actions have been attributed to a lead agency or developer (identified in the Legend) and an indication of the timing for the action identified. More detailed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

### Legend

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

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

**Figure 1 – Masterplan zones**



## Excel Sheets

Masterplan zone 1 –

Masterplan zone 2 –

Masterplan zone 3 -

Masterplan zone 4 -

Masterplan zone 5 –

Masterplan zone 6 –

Masterplan zone 7 –

Masterplan zone 8 -

1.2 Housing outwith masterplan zones

1.3 Other employment sites

1.4 Other opportunity sites

2.0 Key Infrastructure

3.0 Policy Actions

Masterplan Zone 1: Dubford and Murcar

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP1 Murcar (employment)												27.8	27.8 ha- employment land – strategic reserve and not programmed Private landowner Flood risk assessment required. Tree Survey Required. Application A7/1464 falls within this land also 141018 – plot by plot development - approved conditionally – 5 September 2014
OP2 Berryhill (employment)			12	8	4	5.5							68.4 ha employment land Outline Planning Permission - A7/1464. Murcar Development Framework 2008. Private Landowner. Tree survey required. Number of MSC application submitted determined 121031 – phasing, access, landscaping – approved with legal agreement – January 2013 140057 – MSC - office plot 4c– approved conditionally – June 2014 141018 – plot by plot development - approved conditionally – 5 September 2014 141251 – MSC – office plot 8 & 9 – approved conditionally – 21 Nov 2014 141312 – MSC – office plot 10 – approved conditionally – 04 March 2015 141489 – MSC – office plot 11 – approved conditionally – 23 February 2015 141585 – MSC – office plot 1, 2, 3, & 4a – approved conditionally – 27 February 2015 150488 – MSC – office plot 4c – approved conditionally 15 June 2015 151277 – MSC – Plot 11 – approved conditionally – 16 October 2015 151292 – MSC – Plot 5&6 – approved conditionally – 18 December 2015 151432 – MSC – Plot 1,2,3,4a& 4b – withdrawn by Applicant – 25 April 2016
OP3 Findlay Farm (employment)			start										16.4 ha employment land Outline Planning Permission - A5/2196. Murcar Development Framework 2008. Local Planning Advice. Tree Survey Required. 131483 – Planning Permission in Principle - Extension to Aberdeen Energy Park to provide 48,000sqm2 of office/industrial/warehouse floor space – received October 2013 – pending 141640 – Detailed Planning permission - extension to existing building and yard area – approved conditionally – 09 March 2015 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 160191 - MSC for 131483 – Phasing, Landscaping, Transport, Flooding – validated 19 February 2016 - pending
OP10 Dubford (residential)		64	126	119	116	44	37	36	8	0	0	0	35.8 ha – 550 homes Tree Survey Required. Proposal of application notice received October 2011, ref 111564. DM: 120723 – PPIP approved with legal agreement for 550 units in September 2013 DM: 120722 - DPP - approved with legal agreement for 109 homes in September 2012. 121387 – DPP - approved with legal agreement for 191 dwellings on 19 September 2013 121422 - DPP - approved with legal agreement 27 September 2013 for 41 residential units and 5 commercial units 131851 – DPP – 99 homes – pending – validated 18 December 2013 131614 – Erection of 65 dwellings, 11 flatted development – approved with legal agreement – 5 June 2014 140713: Modification – unconditional approval – 11 December 2014 140302 – variation of Section 75 agreement - approved unconditionally – 22 July 2014 141506 – DPP - 71 houses & 44 flats – pending – validated 09 October 2014 141706 – DPP - 20 houses (substitution of 13 houses approved under application 121387 – conditional approval – 01 May 2015 160434 – DPP – 14 terrace houses – approved with legal agreement - 17 June 2016 160630 - DPP - 18 residential units, food retail unit, conversion of steading to form commercial units - approved conditionally - 09 June 2017 <b>Under construction</b>

Masterplan Zone 1: Dubford and Murcar

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Actions to Deliver Development</b>													<b>Infrastructure Requirements</b>
<b>Walking and Cycling</b>		T R DV TSc											<p>Transport Assessment to be agreed prior to planning permission being granted</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications</p> <p>Strategic east-west link through site connecting to strategic routes.</p> <p>Upgrade Core Path 12 to formal route and extend past Grandhome Village (south) to Grandhome Bridge.</p> <p>Section of dual use pavement on the west side of A90 Ellon Road is being upgraded from Balgownie Road to the Murcar roundabout has been completed. Links into the industrial estate from A90 Ellon Road being designed and implemented in 2017/18.</p> <p>Route on the east side from Murcar to Blackdog has been designed and implementation will commence in 2017/18.</p> <p>Section of dual use pavement on the south side of the A90 Parkway has been completed up until Balgownie Road with the section Gordon Brae completed in 2017/18.</p> <p>The existing footway on the north side of the A90 Parkway (Whitestripes Road to Whitestripes Avenue) is being reviewed in 2017/18. <b>A ramp connecting Third Don infrastructure to Balgownie Drive will be completed by October 2017.</b></p> <p>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>
<b>Public Transport</b>		PTU PTO DV											<p>The public transport unit will be involved in discussions on Transport Assessment from an early stage.</p> <p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Transport Assessment to be agreed prior to planning permission being granted.</p> <p><b>Bus route from OP25 Dubford through Denmore has been established. A bus gate is operational on Dubford Road.</b></p>
<b>Roads</b>		T R DV											<p>Discharge conditions and implement improvements agreed through planning on approved applications.</p> <p>Transport Assessment to be agreed prior to planning permission being granted.</p> <p><b>OP10</b></p> <p>Direct road access from <b>OP10 Dubford</b> onto local road connecting to B999 with potential new intersection. New Spur from OP2 Murcar to A90 Murcar roundabout.</p> <p>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</p> <p>If access is to be provided onto the B999 through the adjoining land only one access will be permitted.</p> <p>The junction at Shielhill Road and B999 requires to be upgraded in agreement with the Roads Department</p> <p>Junction improvements at Shielhill Road and B997 required.</p> <p><b>OP3</b></p> <p>Measures to improve infrastructure at North Donside and Ellon Road roundabouts. Subject to change depending on future developments at Berryhill and completion of the AWPR. Scottish Enterprise initial transport assessments 2007.</p> <p>Development content limited until completion of AWPR.</p>

Masterplan Zone 1: Dubford and Murcar

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Water</b>		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>For Scottish Water’s standards for the specification, construction and design of sewerage infrastructure, Scottish Water would refer to ‘Sewers for Scotland 3rd Edition’ which is available on the Scottish Water website.</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>
<b>Education</b>	E												<p>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.</p>
	DV E												<p>Discharge conditions and implement improvements agreed through planning. Commuted Sum to be paid in 11 instalments based on the completion of tranches of 50 housing units.</p>
<b>Health</b>		180 patients	352 patients	333 patients	325 patients	123 patients	104 patients	101 patients	22 patients			168 patients	<p>Planning Gain Contributions and Land (where identified) will be required to support extension to Oldmachar Medical Practice at Jesmond Road for an additional 2 GP’s, to support the General Medical Services. Extension at Bridge of Don Clinic at Cairnfold Road to support General Dental services of 1 additional dental chair. Additional Community Pharmacy (including land) to support the additional patients within the Dubford Development.</p> <p>Note: these figures include site OP08 East Woodcroft North_(2023+ provision )</p>
		NHS											<p>Early engagement required with NHS on the planning application. Independent Joint Board Strategy Group OP10 should be included in Masterplan Zone 1.</p>

Masterplan Zone 1: Dubford and Murcar

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
		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.
					NHS								Commission pharmacy
								NHS					Commission extension to health centre 2020

Masterplan Zone 2: Grandhome

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	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. 151034 – PPIP – residential development of 56 units – pending – validated 02 July 2015
OP9 Grandhome (residential)					25	50	75	100	150	200	200	3900	323 ha – 4700 homes and 5ha of employment land. Additional 2300 units - strategic reserve and not programmed. M: Development Framework for 7000 units Tree survey required. DM: 131535 – PPIP – mixed use development of 4700 homes, commercial, residential, leisure, hotel use, 5ha employment land, community facilities, energy centre, open/space landscaping and supporting infrastructure- received October 2013 – Approved with Legal Agreement – 23 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 2 June 2017 171056 - Approval of MSC application - landscaping, tree/shrub locations, schedule of plants and hard landscaping - pending - validated 31 August 2017
OP9 Grandhome (employment)						1	1	1	2				
<b>Actions to Deliver Development</b>													<b>Infrastructure Requirements</b>
Walking and Cycling		DV											Identify requirements for walking and cycling in the Transport Assessment. Transport Assessment to be agreed prior to planning permission being granted. 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. Section of dual use pavement on the south side of the A90 Parkway has been completed up until Balgownie Road with the section Gordon Brae completed in 2017/18. 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.

Masterplan Zone 2: Grandhome

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
Public Transport		PT DV PTO											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.
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>

Masterplan Zone 2: Grandhome

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Water</b>		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. Invercarnie 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>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>
<b>Education</b>		E											<p><b>MP:</b> primary school provision in phase 2, 3-4, and 6, Academy phase 7. The timing of new educational facilities will be determined in negotiation with developers, with the numbers of school aged children residing in the area to be monitored on a regular basis.</p> <p>Pupil roll projections indicate that 3 New Primary Schools (including land) are required. The new primaries will provide facilities for learning in the wider community (learning satellites). A new Secondary School with community facilities is also required and will also include a community learning hub.</p>
<b>Health</b>					70 patients	140 patients	210 patients	280 patients	420 patients	560 patients	560 patients	10,920 patients	<p>Number of patients based on programming of development.</p> <p>The provision of health for site OP8 East Woodcroft North is phased with developments in masterplan zone 1 Dubford and Murcar.</p>

Masterplan Zone 2: Grandhome

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
		NHS											Planning Gain Contributions and Land (where identified) will be required to support New GP practice along with dental and community pharmacy facilities is required. GP practice at Danestone is at capacity with no scope for further expansion. New 16 GP Health Centre to accommodate existing 4 GP Practice with 12 additional GP's (including land) in the vicinity to support the General Medical Services for the additional patients from the Developments at OP9 Grandhome. Two new 6 Chair Dental Surgery (including land) in the vicinity to support the additional patients from the OP9 Grandhome Development. 4 new Community Pharmacy (including land) to support the additional patients from the OP9 Grandhome Development.
		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	Commission new Health Centre in 2020. 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.  Phase two of the development is proposed post 2023+
												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

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>OP18: Craibstone North and Walton Farm (employment)</b>													20ha - 1.5ha of employment land and an additional 18.5 ha strategic growth 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.
<b>OP19: Rowett North (employment)</b>													63.9ha - 34.5ha of employment land 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 masterplan/framework. Tree Survey Required. 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 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
<b>OP20: Craibstone South (residential)</b>							50	50	50	50	50	450	42.6ha - 1000 homes - 300 of those are constrained and not programmed. Work on an individual masterplan is being prepared by CALA Homes (East) Ltd. Site capacity is reduced as SAC wish to retain facilities on-site. Tree survey required M: Development Framework for OP20/21/22 Newhills site DM: 140470 – PPIP received for mixed use development, education research and approx. 600 homes and associated works – approved conditionally - 31 May 2017 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. 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 - pending - validated 31 May 2017
<b>OP21: Rowett South (residential)</b>					20	85	135	135	135	135	135	920	106.85ha 1700 homes with additional 240 units in strategic reserve (not programmed). M: Development Framework for OP20/21/22 Newhills site Tree survey required DM: 140844 - PPIP - residential-led mixed use development including approx.1700 homes and associated works – approved conditionally with legal agreement - 01 September 2016 DM: 160646 - DPP- Erection 3 dwellings houses - Approved conditionally - 31 May 2017 DM: 170733 - PPIP - Convert 2 steadings to form 4 units - validated 23 June 2017 - pending
<b>OP22: Greenferns Landward (residential)</b>													69.9ha 1000 homes - all of which are constrained and not programmed. Additional 500 units in strategic reserve and not programmed. 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 together to produce a development framework.
<b>Actions to Deliver Development</b>													<b>Infrastructure Requirements</b>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
Walking and Cycling			T DV										<p>Transportation are responsible for the delivery of cycle route, but additional contributions are required to complete project. 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>Strategic East West formal route through the site along the A96 forming a continuation of the cycle route. A96 north side cycle route currently stops at Dyce Drive and detailed designs to extend this to Blackburn will be undertaken in 2017/18. 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 Stonewood. 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. Work completed on Dyce Drive Link road with dual use pavement connecting from A96 to Aberdeen Airport. Work also commenced on Dyce Drive to extend the cycle route from Dyce Avenue to Kirkhill Place. Complete by June 2017. New Park and Ride has cycle route through the site with short and long stay cycle parking, as well as changing and showering facilities.</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>
Public Transport			PTU PTO										<p>Public transport provision and services outlined in the draft development framework.</p> <p>Transport Assessment to be 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>
Roads			T DV PTO TSc										<p>Transport Assessment to be agreed prior to planning permission being granted.</p> <p>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. Study has been completed to identify infrastructure requirements.</p> <p>All studies in the area should take cognisance of the new AECC.</p> <p><b>OP21: Rowett South</b></p> <p>Local Transport Interventions as per Part 4A of Legal Agreement</p> <p>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, Duel 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, A974-2lanes southbound between Goyal junction and Dyce Drive link (widening Parkhill Bridge), A96/Bankhead Avenue Traffic Signals.</p>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
Water													<p>OP18 Crainstone 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, 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. 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. 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>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
			DV SEPA SW										<p>OP18: Craibstone North emp &amp; 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>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
			DV SEPA SW										<p>OP21: Rowett South 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. Due to height levels, this site may need to have water pumped.</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>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
													<p>OP19: Rowett North</p> <p>This site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.</p> <p>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>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
				DV SEPA SW									<p>OP22: Greenferns Landward</p> <p>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 - 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> <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>
<b>Education</b>					E								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
<b>Health</b>					56 patients	238 patients	518 patients	3836 patients	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. New 6 Chair Dental Surgery This facility could however be included as part of the required new Health Centre for the area. 3 new Community Pharmacy in the Bucksburn area.</p>
		NHS DO											<p>Agree funding, legal and programme for contributions</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>

Masterplan Zone 3: Newhills

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
				NHS									Consult with Independent Joint Board Strategy Group and practices
					NHS								Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developert
						NHS							Appoint Design Consultants to take forward agreed proposals.
								NHS					Commission new Health Centre. The correct timing for provision would be early in the development with land made available
								NHS					Commission new dental surgery. 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.
								NHS					Commission new Pharmacy 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

Masterplan Zone 4: Greenferns

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP28: Greenferns (residential)													13.7ha 120 homes - 120 homes - all of which are constrained and not programmed. Masterplan required. Tree survey required. DM: 150300 – Detailed Planning Permission – new school for children with additional support needs – approved conditionally – 22 July 2015
OP33: Greenferns (residential)													60.4ha 950 homes (all of which are constrained and not programmed) and 10ha of employment land with an additional 400 units in strategic reserve and not programmed Development Framework required. Tree survey required DM: 150647 – EIA Scoping opinion request – Mixed use development
OP28 and OP33: Strategic Infrastructure Plan Affordable Housing Programme													Part of Strategic Infrastructure Plan Affordable Housing Programme.
OP33: Greenferns (employment)													Local Development Plan seeks developers to service the employment land (10ha) alongside the housing development.
<b>Actions to Deliver Development</b>	<b>Infrastructure Requirements</b>												
Walking and Cycling					R T								Through the masterplan process and transport assessment to determine the requirements for development. Strategic east west link through site connecting Howes Road to Kingswells path network + strategic North South route linking to OP32 Maidencraig North. East West link connecting OP32 Maidencraig North to Northfield (Core Path 45 upgrade). 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.
Public Transport					PTU								Through the masterplan process and transport assessment to determine the requirements for development. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. May be possibility for Public Transport-only link connecting OP33 Greenferns and OP32 Maidencraig North.
Roads					R T								Through the masterplan process and transport assessment to determine the requirements for development. Road access from OP33 Greenferns to Provost Rust Drive and Provost Fraser Drive. 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.

Masterplan Zone 4: Greenferns

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Water</b>													<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>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> <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>
<b>Education</b>					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 &amp; 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>

Masterplan Zone 4: Greenferns

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
Health	NHS												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. 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+ )
							NHS						The correct timing for provision would be as the First set of Units is build with provision made within the Greenferns facility. A second phase for Dental should be supported by contributions as the development is nearing completion. (staged approach 2023+)

Masterplan Zone 5: Maidencraig

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>OP31: Maidencraig South &amp; OP32: Maidencraig North (residential)</b>			5	30	36	36	50	50	50	50	50	393	52.6ha 750 homes - 450 homes on OP31. 300 homes on OP32. Tree survey required MP: Development Framework DM: 130265 - PPIp – mixed use development incorporating residential, commercial uses, community facilities, open space landscaping and associated infrastructure received February 2013 - pending DM: 130491 – DPP – 92 dwellings – approved conditionally 6 June 2014 DM: 2015 – number of Section 42 Variations to PP130491 DM: 131827 – DPP erect 36 affordable houses – received 13 December 2014 – pending DM: 170447 - MPO - Modification of Planning Obligation 130491 - validated 24 April 2017 - pending
<b>Actions to Deliver Development</b>	<b>Infrastructure Requirements</b>												
<b>Walking and Cycling</b>		T DV R											Transport Assessment to be 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. 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.
<b>Public Transport</b>		PTU											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. May be possibility for public transport only link connecting OP33 Greenferns and OP32 Maidencraig North.
<b>Roads</b>		T R											Transport Assessment to be agreed prior to planning permission being granted. New major junctions to access sites OP31 Maidencraig South and OP32 Maidencraig North from A944. Consideration should be given to the potential impact on North Anderson Drive.

Masterplan Zone 5: Maidencraig

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Water</b>		SW SEPA											<p>Drainage Impact Assessment to be agreed prior to planning permission being granted. Site OP31 (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 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>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>
<b>Education</b>		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. Alternatively, any rebuild of Hazlehead Academy could accommodate the pupils generated. Community facilities including Learning &amp; Development facilities may also be required.</p> <p>OP32 Maidencraig North Zoned to Kingsford PS which has spare capacity can accommodate development at this scale. Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development. Possible rebuild of Northfield Academy could create capacity to accommodate these pupils and those from OP33 Greenferns development.</p>

Masterplan Zone 5: Maidencraig

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes	
Health	NHS		14 patients	84 patients	101 patients	101 patients	140 patients	1100 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 Maidencraig area to support the General Medical Services. Will require to accommodate a 9 GP Unit for 5 existing GP's with 4 extra GP's to support the developments.					
	NHS												Consult with Independent Joint Board Strategy Group and practices	
				NHS										Prepare detailed brief of requirements. Consult with Medical Contractor and IJB on requirements and present to Developer
				NHS DO										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.
				NHS		NHS								Commission new Health Centre 2018. The correct timing for provision would be early in the development with land made availability for the development.

Masterplan Zone 6: Countesswells

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	17
<b>OP38: Countesswells (employment)</b>						10ha							<p>165.1ha 3000 homes and 10ha of employment</p> <p>The timing of delivery of the employment land will be addressed through the masterplan and subsequent planning applications. Tree survey required.</p> <p>The Lead agency for the development of this site is the Countesswells Consortium</p> <p>MP: Countesswell Development Framework and Phase 1 Masterplan</p> <p>DM: 121171 – PAN received August 2012 – determined</p> <p>DM: 140438 – PPIP residential led mixed use development (3000 homes, employment, education, and other associated uses – approved with Legal Agreement – 01 April 2016</p>
<b>OP38: Countesswells (residential)</b>				15	150	200	250	250	250	250	250	1385	<p>DM: 140435 – 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</p> <p>DM 140730 – DPP - Residential development comprising 124 units &amp; associated new and upgraded access roads, landscaping &amp; ancillary engineering works – received 20 May 2014 – pending</p> <p>DM 141110 – DPP – residential development of 107 units and associated new and upgrades access roads, landscaping, and ancillary engineering works – received 31 July – application withdrawn – 17 December 2015</p> <p>DM 141888 – PPIP – Upgrade of Jessiefield junction, construction of all vehicle eastern access, footpaths and cyclepaths – approved conditionally – 18 September 2015</p> <p>DM 141889 - PPIP - Upgrade of Kingswells junction on the A944 and construction of all vehicle western access road, footpaths and cycle paths - approved conditionally - 18 September 2015</p> <p>DM 160420 – MSC of 140438 – sitting and design, landscaping, street design, 239 residential units – approved conditionally 06 July 2016</p> <p>DM: 161205 - MCS of 140438 - phasing, Travel Plan , Water Supply, Water Environment Protection Plan - <b>approved unconditionally 10 July 2017</b></p> <p>DM: 170184 - MSC of 140438 - sitting, design, landscape, street design, parking, water efficiency and low and zero carbon - <b>approved conditionally 29 June</b></p> <p><b>DM: 170799 - MSC of 140438 - landscaping, street design, parking, water efficiency, low/zero carbon</b></p> <p><b>DM: 170632 - MSC of 140438 - sitting, design, landscape, drainage, water drainage network, details of cut and fill operations, details of roads, footpaths and cycle ways, details of screen walls/fencing, landscaping and planting, street design, parking, water efficiency, low and zero carbon building</b></p>
<b>Actions to Deliver Development</b>	<b>Infrastructure Requirements</b>												
<b>Walking and Cycling</b>			R T										<p>Through the masterplan process and transport assessment to determine the requirements for development</p> <p>Transport Assessment to be agreed prior to planning permission being granted. 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>

Masterplan Zone 6: Countesswells

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	17
<b>Public Transport</b>			PTU										<p>Through the masterplan process and transport assessment to determine the requirements for development. Transport Assessment to be 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>
<b>Roads</b>			R T										<p>Through the masterplan process and transport assessment to determine the requirements for development.</p> <p>New road links and improvements at A944, with appropriate design standards to accommodate forecasted traffic volumes. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes. The detail is to be determined through the traffic assessment process. New junction at switchback roundabout will need to consider active travel connections and how these can be improved within the junction layout.</p> <p>Development 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>140438 - 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, Friarsfiel Road/Kirk Brae junction works,</p> <p>141888 - 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</p> <p>141889 - 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</p>

Masterplan Zone 6: Countesswells

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	17
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. Flood Risk Assessment to be 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>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>

Masterplan Zone 6: Countesswells

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	17
<b>Education</b>		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.</p> <p>A new secondary school (including land) is required to accommodate pupils from this new development, and the building will include a community learning hub</p>
<b>Health</b>				42 patients	420 patients	560 patients	700 patients	3878 patients	<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>
<b>Other</b>			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>

Masterplan Zone 7: Friarsfield

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP41:Friarsfield (residential)		14	29	25	54	49	49	24	28				29.2Ha 280 homes Tree survey required. M: 2012. Development Framework DM: 110559- DPP - 10 units - approved subject to conditions - 04 January 2012 DM: 120340 – DPP – 81 Units - approved with a legal agreement – 26 November 2013 DM: 130663 - 72 residential dwellings – application withdrawn 13 May 2014 DM: 140272 – DPP - 98 dwellings, 12 affordable apartments in addition to ancillary works – approved conditionally with legal agreement - 10 October 2016 DM: 170307 - DPP - 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
<b>Actions to Deliver Development</b>	<b>Infrastructure Requirements</b>												
Walking and Cycling	DV												Paths implementation identified in masterplan. Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment to be 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 currently in place at B979 as part of AWPR construction. Anticipated to be in place indefinitely as no separate ped/ cycle bridge provided across AWPR.
Public Transport	DV PTO PTU												Discharge conditions and implement improvements agreed through planning on approved applications. 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.
Roads	T R DV												Discharge conditions and implement improvements agreed through planning on approved applications. Transport Assessment to be agreed prior to planning permission being granted. Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes. 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.

Masterplan Zone 7: Friarsfield

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Water</b>	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>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. 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>
<b>Education</b>	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>
<b>Health</b>		39 patients	81 patients	70 patients	151 patients	137 patients	137 patients	67 patients	78 patients				<p>Planning Gain Contributions and Land (where identified) will be required to support Contribution for an extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community. One additional GP and support Staff</p>
				NHS									Consult with Independent Joint Board Strategy Group
				NHS									Consult with Medical Contractors and Independent Joint Board on requirements and present to Developer

Masterplan Zone 7: Friarsfield

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
				NHS									Agree funding, legals and programme Consult with Owner (GMS Practice) to determine legals and ownership issues
						NHS							Appoint Design Consultants to take forward agreed proposals
						NHS							The correct timing for provision would be mid way through the proposed developments.

Masterplan Zone 8: Loirston

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP59: Loirston (employment)					4	4	3						119.2 ha 1600 homes and 11ha of employment land. Tree survey required M: Development framework to be produced
OP59: Loirston (residential)					50	100	185	185	185	185	185	525	DM: 130892 – PPIp - 1067 residential houses, 8 ha of employment land, neighbourhood centre, community facilities, primary school, landscaping, open space and recreational facilities – approved conditionally – 01 July 2015 DM: 141171 – PoAN - Erection of unrestricted Class 1 Retail Development incorporating supermarket – determined DM: 141441 – DPP – Gypsy/Traveller transit site of 6 pitches and supporting facilities - approved conditionally – 03 December 2015 DM: 141754 – PPIp – Retail development comprising Class 1 Supermarket (5800 Sqm) – refused – 22 June 2015 DM: 151073 – MSC – phasing, siting, layout etc – approved unconditionally – 22 July 2015. DM: 151583 – MSC – access junction - approved unconditionally - 28 June 2016 DM: 160371 – DPP – residential developments of 44 units – pending – validated 29 March 2016.
OP60: Charleston (employment)													20.5ha employment land – strategic reserve and not programmed. Tree survey required.
OP61: Calder Park													15ha M: Plans for Cove Rangers have been approved, application 111193 on 13 January 2012. 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 DM: 151082 – DPP - Proposed 3 Storey Secondary School with sports facilities – approved conditionally – 13 January 2016 DM: 151365 – Proposed car park for secondary school – approved conditionally – 26 February 2016 DM:160246 – DPP - Proposed football stadium (312 capacity) – approved conditionally - 24 August 2016
<b>Actions to Deliver Development</b>													<b>Infrastructure Requirements</b>
Walking and Cycling	DV												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. Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9 New pedestrian/cycle bridge across River Dee. Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Path 9 in the Core Paths Plan. Connection to and implementation of path currently identified as Aspirational Path 3 in the Core Paths Plan
Public Transport	PTU PTO DV												Through the masterplan process and transport assessment to determine the requirements for development. Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Access to other bus services along A956.

Masterplan Zone 8: Loirston

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
<b>Roads</b>	T R												Through the masterplan process and transport assessment to determine the requirements for development. Local road connections from OP59 Loirston to A956 at appropriate locations. Application 130892 Legal Agreement - to mitigate the impact of development a contribution is required towards the cost of provision or a third lane on Wellington Road leading from the north junction of the application site with Wellington Road northeastwards to the existing Southerhead Roundabout and improvements to such roundabout
		TSc											Transport Scotland issued TR/NPA/2 No conditions relating to AWPR
<b>Water</b>			SW										<p>Assessments to be submitted by developer to Scottish Water for consideration. Water – Invercarnie and Mannofield WTW There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments. A Water Impact Assessment will be required.</p> <p>Waste – Nigg PFI 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>
<b>Education</b>			E DV										This development will increase the number of secondary aged pupils attending the proposed new Academy and negotiations will be required with the developer to accommodate the additional pupils.
<b>Health</b>					140 patients	280 patients	518 patients	1470 patients	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.				

Masterplan Zone 8: Loirston

	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
		NHS											Consult with Independent Joint Board Strategy Group. Consultation with Kincorth Medical Practices is necessary and Dental services
			NHS										Prepare detailed brief of requirements. Consult with Medical, Dental and Pharmacy Contractors and Independent Joint Board on requirements and present to Developer
				NHS									Agree funding, legals and programme. Consult with 3DP Owner of the Cove Health Centre to determine legals and ownership issues
				NHS									Appoint Design Consultants to take forward agreed proposals
						NHS							Commission Pharmacy. The correct timing for provision would be as the second set of units are built
							NHS						The correct timing for provision would be as the third set of units are built
							NHS						Commission extension to Health Centre The correct timing for provision would be as the third set of units are built
<b>Other</b>													Requirement for one Gypsy and Traveller site, this should be identified through the masterplanning process.

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP5: Balgownie Centre, BOD	North East Scotland College	171												171	2.25 Ha site Residential zoning. Tree survey required 070299 – Application approved with legal agreement – June 2013 Demolition of existing Balgownie college buildings and erection of 30 No.houses, 42 No.townhouses and 99 No.flats (total 171 dwellings), 156 car parking spaces and 5160 square metres of public open space. Site constrained. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP6: Balgownie Primary School	Tulloch Homes	32				20	12								0.71 Ha site Residential zoning. Tree survey required. Site is being reserved for future Council build. Anticipated that planning permission will be submitted in 2015. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. 131860 – DPP - Residential development 8 houses and 24 flats – conditional approval – 29 January 2015 Under construction 160364 - Modification of s75 to allow delivery of affordable housing
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.
OP11: Balgownie Home Farm	Cala Homes (Aberdeen) North	35			20	15									1.4Ha site Mixed use zoning. Tree survey required. Proposed residential development. Application DPP 131695 – demolish existing farm building and replace with residential development of 35 dwellings – approved with legal agreement 20 August 2014. Residential Bus service No.1 / N1 for sites 2 and 3, footways and crossing points required on Balgownie Road. Roads: Local Distributor road adjacent east of site. Junction spacing and access road dimensions appropriate to mixed use trip generation. COMPLETED
OP12: Former 'One' Sport Centre (Barracudas)	Cala Homes (Aberdeen) North	40				20	20								1.45Ha site Mixed use zoning. Tree survey required. Opportunity for residential development. Application PPIP- 130133 – Demolition of former 'one' sports centre, and provision of new 40 homes with associated greenspace and infrastructure including SUDS – approved conditionally-03 September 2015 MSC 161353 - Condition 3 to 12 of 130133 - approved conditionally - 10 March 2017
OP14: Bankhead Academy	Aberdeen City Council	2.7ha													2.6Ha site Residential zoning . Tree survey required. A planning brief is required to address development issues. June 2012 site on Fire – September 2012 demolition underway. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Replacement school located on part of the site 160309 – DPP – Single storey primary school and nursery – approved conditionally - 13 October 2016
OP15: Former Carden School	Aberdeen City Council	12				12									0.37Ha site Residential zoning. Tree survey required. Part of 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.

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP16: Davidsons Papermill	Barrat Homes / Stewart Milne Homes / Permission	900			65	90	90	90	90	90	90	90	90	115	<p>29.5Ha site Mixed use zoning. Tree survey required. Development Framework adopted May 2011 Masterplan adopted February 2012 Planning Permission in Principle 110786 approved with legal agreement December 2011 MSC 120759 – Phase 1 development for 121 residential units, roads, public realm - determined June 2012 conditional approval MSC 121297 – erection of 26 affordable units and associated works – determined September 2012 conditional approval MSC 140402 – erection of 27 two – four bed houses (mix types) – approved conditionally 12 December 2014 MSC 140403 – erection of 78 two – four bed houses (mix types) - approved conditionally 12 December 2014 MSC 141240 – erection of 63 dwelling houses – approved conditionally 5 December 2014 MSC 141398 – Masterplan for phase 2 – approved unconditionally – 24 August 2015 DPP 150305 – site design, external appearance, landscaping – <b>approved conditionally 26 February 2017</b> DPP 151624 – Erection of 13 no. affordable flats – validation 12 October 2015 – approved conditionally – 26 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</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. This site shall be required to make a contribution to sustainable transport, including a new or extended bus service</p> <p><b>Under Construction</b></p>
OP17: Stoneywood	Dandara	574	60	28	45	311	60	60	10						<p>42.3 Ha site Residential/Green Space Network/Urban Green Space zoning. Tree survey required. M: Masterplan approved for 350 - 500 units May 2011 M: Development Framework approved for 350 units May 2011 DM: 110790 - Planning Permission in Principle approved with Legal Agreement May 2012 for 425 houses DM: 131012 erection of 276 flats and 16 townhouses and associated infrastructure, public open space and parking DM: Number of MSC application 2012-2016 Core Path Aspirational Path 6 work going.</p> <p><b>Under construction</b></p>

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP25: Woodside	Aberdeen City Council / Aberdeen Lads Club / GSS Devolompents / Tim and Paul Stevenson	400					40	80	80	80	80	40			19.1 Ha site Residential/Green Space Network/Green Belt zoning. Tree survey required. Development Framework for 400 units. Possible contribution to water and waste water infrastructure. Road connection from development to Mugiemoos Road including rationalisation of existing access points on the north side of Mugiemoos Road. Contribution towards improvements of Mugiemoos Road to Persley Bridge. Contribution to new pedestrian/cycle bridge across the River Don at Mugiemoos 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. DM: PPIP 140835 - Proposed residenital development (circa 400 houses) and leisure development - approved conditionally - 01 October 2015 DM:MSC 161675 - pending - validated 25 November 2016
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.
OP30: West Huxterstone & Kingswells D		146			9	57	45	35							6.1 Ha site Residential/ Green space network zoning. Tree survey required. DM: 130912 – DPP – Erection of 97 residential properties and associated works – approved with legal agreement - 14 August 2015 DM 130288 – DPP - Proposed Construction of 7 Detached Units, 28 Semi Detached Units and 11 Terraced Houses with associated access roads, drainage, and SUDS storage – approved conditionally - 14 November 2014 DM 141156 – DPP - Erection of 4no. New Dwellings – approved conditionally - 01 September 2015 DM 151942 - DPP - erection of 2 no. dwelling houses - approved conditionally - 12 February 2016 DM 161057 - DPP - erection of 20 houses - approved conditionally - 21 November 2016 DM 161643 - DPP - 4 dwellings - approved conditionally - 28 March 2017
OP37: Burnside Centre	Aberdeen City Council														1.23 Ha site Residential zoning. Tree survey required. Bus service within 400 m Existing accessibility reasonable standard. Probable internal road layout in accordance with 'Designing Streets'. DPP 150749 - Day centre for adults with learning disabilities - approved conditionally 05 August 2015 DPP 160143 - Modificaiton to 150749 to include out of hours service, erection of 2m high fence, and a water tank and pump - approved conditionally 31 March 2016
OP39: Braeside Infant School	Aberdeen City Council	122												122	1.04 Ha site Residential zoning. Tree survey required. Site is currently reserved for education use. 111317 – retain on site for 5 years or until an alternative permanent site is sought for the purchased modular unit – approved conditionally – 09 December 2011 160057 – Retention of modular classroom – approved time limited – 19 Febraury 2016 This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
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.
OP42: Kennerty Mill	Unknown	5						5							0.1 Ha site Residential zoning. Tree survey required. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. DM: 161779 - Conversion of redundant mill to dwelling house - approved conditionally - 24 August 2017 LBC: 161780 - Conversion of redundant mill to dwelling house - approved conditionally - 20 July 2017
OP43: Milltimber Primary School	Aberdeen City Council	70												70	1.85 Ha site Residential zoning. Tree survey 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.
OP45: Peterculter East	Bancon Development Ltd	31				6	9	16							2.1 Ha site Residential zoning. 130230 – PPIP for 32 units submitted March 2013 – approved with legal agreement April 2014 130229 – DPP for 8 units submitted March 2013 – approved with legal agreement April 2014 140483 – 13 residential units and 8 no affordable housing units – approved with legal agreement – 5 January 2015 Possible contribution to water infrastructure. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Connections through site to local walking/ cycling networks. Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. DIA and landscape plan are to be submitted alongside application for planning permission. Tree survey required. Sales office on site Under construction
OP46: Culter House Road	Churchill Homes	5				3	2								1.1 Ha site Residential zoning 131558 – Erection of 5 dwelling houses - approved conditionally - 20 October 2014 Possible contribution to water infrastructure. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Connections through site to local walking/ cycling networks. Contribution towards the implementation of Aspirational Core Path 10 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Tree survey required. Under construction

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP47: Edgehill Road	True Deal Securities Ltd	5					5								<p>4.4 Ha site Residential/Green Space Network zoning 130211 – DPP for replacement house and 5 additional houses – approved conditionally January 2014 140511 – DPP – 4 houses – approved conditionally – 30 October 2015 150081 - amendment to 120211 - change of house type - approved conditionally July 2015 Possible contribution to water infrastructure required. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Connections through site to local walking/ cycling networks. Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Tree survey required.</p>
OP48: Oldfold	Cala Homes (Aberdeen) North	550				25	25	25	35	35	35	35	35	300	<p>48.9 ha – 550 homes and 5ha employment land. Tree survey required. M: Development Framework and Masterplan DM: 130378 - PPIP for 550 house units, commercial, primary school, associated ancillary uses and infrastructure improvements including road junction formation on A93 – approved with legal agreement - 24 February 2015 150260 – MSC – 58 houses – approved conditionally - 06 August 2015 151512 – MSC for 130378 – layout and design of 2 houses – approved unconditionally – 22 October 2015. 170334 - MSC for 130378 - phasing, access, layout/design, landscaping, travel pack for phase 2 166 houses - pending - validated 03 April 2017</p>
OP51: Peterculter Burn	Gordon Investment Corporation	19													<p>7.4 Ha site 19 homes - all of which are constrained and not programmed Residential zoning Possible contribution to water infrastructure. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Road access to Malcolm Road with appropriate design standards to accommodate forecasted traffic volumes. Contribution towards junction improvement at Malcolm Road / A93. Connections to local walking/ cycling networks including access to shops, services and school in Peterculter. Possible contribution towards improvement of Core Path 52 and improvement and/or implementation of path currently identified as Aspirational Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site OP134 (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 required.</p>
OP52: Malcolm Road		8													<p>1.5 Ha site Residential zoning Site proposed 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. Expect this site to connect to the public sewer. Tree survey required.</p>

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP56: Cove West	Scotia	242	18	39	92	37	50	6							<p>30 Ha site (total site including 563 units below)</p> <p>Residential zoning</p> <p>Cove Masterplan and Charette</p> <p>110065 – 229 housing units and 18 commercial/retail units – approved with legal agreement – November 2012</p> <p>120605 – 42 units – approved conditionally – 17 March 2014</p> <p>130420 – 34 residential units – approved conditionally – 21 Nov 2013</p> <p>161279 - 44 residential units - pending - validated 09 September 2016</p> <p>The development is mixed-use in nature and includes 7,700sqft of retail space and a 60 bed hotel</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>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Tree survey required.</p> <p>ACC - 141552 – Hydrogen Fuelling Station – Approved conditionally – 28 May 2015</p> <p>Under construction</p>
OP56: Wellington Road, Cove	Stewart Milne/ Persimmon / Kirkwood	563	97	87	50	50	50	50	50	50	50	23			<p>30 Ha site (total site including 242 units above)</p> <p>Residential I zoning</p> <p>110063 – 52 housing units – approved with legal agreement – November 2012</p> <p>110064 – 456 housing units – approved with legal agreement – south part of site – November 2012</p> <p>111305 – 34 housing units – approved conditionally - May 2013 140494 – 29 houses and 18 flats – approved with legal agreement – 29 July 2014</p> <p>151738 – 45 residential units – approved conditionally – 03 May 2016</p> <p>151836 – 28 houses – approved with legal agreement - 27 November 2015</p> <p>151837 – 23 houses – approved with legal agreement - 01 July 2016</p> <p>161105 - 45 residential units - approved with legal agreement - 14 June 2017</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. Tree survey required.</p> <p>Development of part of the site is now under construction.</p>
OP57: Craighill Primary School, Kincorth	Aberdeen City Council	30					30								<p>0.86 Ha site</p> <p>Residential zoning</p> <p>141365 – residential development 75 affordable units – PAN – 9 September 2014</p> <p>161532 - 91 units pending - validated 26 October</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Tree survey required.</p>
OP58: Stationfield Cove	Stewart Milne Homes	150							30	30	30	30	30		<p>9.8 Ha site</p> <p>Residential zoning</p> <p>Cove Masterplan and Charette.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> <p>No applications to date. Technical assessments prepared, but not yet agreed. Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>
OP66: Manor Walk, Middlefield	Aberdeen City Council	80					8	72							<p>1.9 Ha site</p> <p>Residential/Urban Green Space zoning</p> <p>This development is subject to the wider issues related to the development of Haudigain Roundabout development.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> <p>160575 – Cert of Lawfulness(proposed) – Residential development of 80 units – issue Certificate of Lawfulness - 03 June 2016</p> <p><b>Under construction</b></p>
OP68: 1 Western Road	Caversham Management Ltd	22													<p>0.07 Ha site 22 homes - all of which are contained and not programmed</p> <p>Residential zoning</p> <p>081415 – DPP for demolition of existing house and outbuildings and erection of 22 affordable 2 Apt. flats and associated car parking – received June 2008 – pending.</p>

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP69: 140 Causewayend	Wellfair Property														0.15 Ha site Mixed use zoning. Tree survey required. 121351 – DPP for change of use to student/hostel accommodation (147 studio flats) – determined February 2013 – conditionally approved 141753 – DPP – demolition of building and erect student housing – approved conditionally – 17 March 2015 <b>Under construction</b>
OP70: 35 Froghall Road	Stewart Milne Homes	19				19									0.62 Ha site Mixed use zoning A7/1831 – Residential development of 19 flats – approved with legal agreement – November 2012 121406 – Renewal of previous permission for the erection of 19 flats – received October 2012 – approved conditionally – 21 January 2016 <b>COMPLETED</b>
OP71: 41 Nelson Street		30												30	0.06 Ha site Mixed use zoning 120484 – Change of use from derelict warehouse to community hall – approved unconditionally – 15 June 2012 121740 – Alterations and extension to existing building – approved conditionally 27 February 2013 141199 – DPP - Alterations to building – approved conditionally – 19 September 2014 Under Construction for community use
OP72: Aberdon House	Aberdeen City Council	61					30	31							0.64 Ha site Residential zoning. Tree survey required. The technical feasibility is being taken forward by the Council. With OP90 and OP94 – 141375 – PAN – residential development of 184-270 affordable units – further consultation not required – 17 September 2014
OP73: Balgownie Machine Centre		19												19	0.2 Ha site Mixed use zoning. Tree survey. This development is subject to the Berryden Road corridor improvements. 161435 - EIA Screening opinion - Proposed construction of approx 700m of dual carriageway - EIA not required - 21 October 2016 161616 - EIA Screening opinion - Proposed construction of approx 1100m of road widening to form dual carriageway - EIA not required - 07 December 2016
OP74: Broadford Works	Ferness Investment Holdings Ltd	517					70	70	70	70	70	70	70	27	3.6 Ha site Mixed use zoning. Tree survey Design Brief carried forward 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

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP76: Causewayend Primary School	Unite														0.66 Ha site Mixed use zoning 140169 – PAN – erection of student accommodation – Determined 17 February 2014 141096 – LBC – internal and external alterations to form student accommodation – approved conditionally 30 January 2015 141095 – DPP – Change of use and alterations to form student accommodation, new built for student accommodation – approved conditionally 28 November 2014 COMPLETED AND OCCUPIED
OP77: Cornhill Hospital	Stewart Milne Homes, Barratt Homes and NHS	323					48	48	48	48	48	48	35		6.04 Ha site Existing Community Site and Facilities zoning. Tree survey. 130381 - 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. Notice of initiation of development August 2016. 130382 – Conservation Area Consent - Demolition of several former hospital building – approved conditionally – 21 July 2015 150419 – LBC – Relocation of the ‘Forbes of Newe obelisk’ monument – pending – validated 18 March 2015 161282 amend 130381 to accommodate additional 4 flats - pending - validated September 2016 170317 - MSC - modify obligation for affordable units - pending - validated 27 March 2017 Under construction
OP79: Crown House															0.04 Ha site Mixed use zoning 170179 - Conversion of existintg building into 12 no. flatted dwellings and change of use from Class 4 to Class 4 on ground floor - validated 24 February 2017 170180 - Conversion of existintg building into 12 flats and and change of use to 2 restaurants/cafe units on ground floor - validated 24 February 2017
OP81: Denburn and Woolmanhill	Aberdeen City Council	76													76 1.9 Ha site Mixed use/ Urban Green Space zoning. Tree survey. Planning brief brought forward with the 2012 ALDP Part of site still in use. 141494 – boarding over doors and windows – approved conditionally – 15/05/2015 141495 – boarding over doors and windows – approved – time limited – 20/05/2015 150365 – board up windows and doors, installation of gates – approved – time limited – 15/05/2015 160802 - Change of use to create 40 residential apartments, 52 bedroom hotel, 27 seperate hotel suites, and associated works - pending - validated 24 June 2016 160801 - Conversion, including demolition, alteration and extension of former Woolmanhill Hospital to create 40 residential appartments, a 52 bed hotel, and 27 seperate hotel suites, with undercroft parking - pending - validated 24 June 2016
OP82: Dunbar Halls of Residence, Don Street	Aberdeen University	117												117	1.64 Ha site Residential zoning 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.
OP84: Hilton Nursery School		18					18								0.6 Ha site Residential zoning 130224 – DPP – demolish school and replace with new residential accommodation comprising of 18 units – refused August 2013 – appeal lodged November 2013 – Appeal sustained subject to legal agreement – 15 April 2014 COMPLETED

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP87: Pittodrie Park	Aberdeen Football Club PLC and Talltray Limited	350												350	6 Ha site Residential zoning 'Working design framework' and 'indicative masterplan' provided as part of planning permission in principle application. It is envisaged that these will be updated to accompany any matters specified in conditions / detailed planning application. Public consultation was undertaken in July 2010 in relation to the planning permission in principle application. Future public consultation will be undertaken relative to further applications. Relevant technical assessments submitted and agreed. 101517- Planning Permission in Principle – residential development comprising circa 350 town houses, apartments, and duplex units – approved with legal agreement - 13 November 2013 160672 - Section 42 - Removal of condition 2 (time condition) - validated 25 May 2016 - pending
OP88: Shore Porters Warehouse	Shore porters													0	0.02 ha Site Mixed use zoning
OP89: Smithfield Primary School	Aberdeen City Council	68												68	2.27 Ha site Residential zoning Site is being reserved for future Council build. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. 141370 – PAN – 116 affordable residential units – determined further consultation not required 160267 – Cert.of Lawfulness (proposed_ - 99 new council homes – issued 11 April 2016 <b>Under construction</b>
OP90: St Machar Primary School	Aberdeen City Council	96							30	30	36				1.01 Ha site Residential zoning. Tree survey. Technical feasibility being taken forward by the Council. With OP88 and OP94 – 141375 – PAN – residential development of 184-270 affordable units – further consultation not required – 17 September 2014. With OP94: Council/Committee approval for a new Tillydrone replacement school due to open end of 2019. Education and Children's Services Committee 1 March 2017.
OP92: St Peter's Nursery, Spital	Aberdeen City Council	8							8	0					0.09 Ha site Mixed Use zoning. Tree survey required. Site available on the market.
OP94: Tillydrone Primary School	Aberdeen City Council	63													2.11 Ha site Residential zoning. Tree survey. Technical feasibility being taken forward by the Council. Masterplan 2012 PPIP 2015 With OP88 and OP90 – 141375 – PAN – residential development of 184-270 affordable units – further consultation not required – 17 September 2014 With OP90: Council/Committee approval for a new Tillydrone replacement school due to open end of 2019. Education and Children's Services Committee 1 March 2017.
OP97: Victoria Road Primary School	Aberdeen City Council								30	33					0.67 Ha site Mixed Use zoning. Tree survey. The site would be suited for a sensitive residential development. 151260 - Demolition of existing school and erection of 56 residential units, along with associated works - withdrawn by applicant - 09 June 2016 161051 - Demolition of existing school and erection of 56 residential units, along with associated works - refused - 12 January 2017
OP98: VSA Gallowgate	VSA	11													0.08 Ha site Mixed use zoning. Tree survey. Listed buildings 151630 - Demolished 28 Gallowgate and erection of 84 student flats - withdrawn by applicant - 17 December 2015 151631 - Demolish 28 Gallowgate - Withdrawn by applicant - 17 December 2015

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP99: The Waterfront, Torry		69													6.6 Ha site Mixed use zoning Site part developed A72236 – residential development of 19 houses and 27 flats, office accommodation, laboratory, associated accommodation and car parking – approved conditionally 24 April 2008 110312 – PPIP – mixed use development of 69 flatted units and commercial units on the ground floor – approved with legal agreement – 16 January 2012 141158 - PPIP - Demolition of existing light industrial buildings on site. Erection of 4 storey office buildings (Max 5155 M2 GFA) with associated car parking and service provision - approved conditionally - 18 February 2015 Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.
OP100: Water Lane		6													6 0.06 Ha site Mixed use zoning Demolition warrant granted 2012
OP101: Woodside Congregational Church		6													0.07 Ha site Residential zoning. Tree survey.
OP103: Former Torry Nursery School	Aberdeen City Council	0.53 Ha													0.53ha site Residential zoning. Tree survey. 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
OP104: Craiginches Prison	Sanctuary Housing Association	1.67 Ha													1.67ha site Residential zoning Residential Possibly constraint re school capacity 2 bus services well within 400m Roads access using existing junctions / surrounding streets. Internal layout depends on housing style. Construction Environmental Management Plan (CEMP) is required. CEMP must include Waste Management Plan which addresses demolition. PAN 131887 – Planning Permission in Principle for the redevelopment of former prison site for residential development and associated infrastructure works – determined 14 February 2014 – further consultation not required DPP 151210 - Erection of 124 residential units and associated works, including the formation of new access point of Walker Road - approve conditionally and legal agreement - 26 August 2016
OP105: Former Kincorth Academy	Aberdeen City Council	178													3.94 ha site Residential zoning Vacant former Academy Residential. Tree survey. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 178 units by 2018/2019 2 bus service serving the area Existing access and junctions to serve development from Cairngorm Drive (local distributor road).
OP109: Woodend Peterculter		19													2ha site Residential zoning Opportunity for 19 houses. 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. Ancient Woodland to the south of the site is to be protected. Tree survey required.
OP111: Skene Road, Maidencraig		15													0.9ha site Residential zoning Residential for 15 homes. A flood risk assessment is required. Development should seek to avoid any adverse impact on the Den of Maidencraig local nature conservation site. Tree survey required.

## 1.2 Housing outwith Masterplan Zones

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP112: West of Contlaw Road		10													2.9ha site Residential zoning Opportunity site for 10 house. Arboricultural and ecological implications studies required. Core Path implications - link to Aspiration Path Core Path 4
OP113: Culter House Road		8													2.4ha site Residential zoning. Tree survey required. Opportunity for 8 houses 170109 - PAN - Residential development of approximatley 16 units and associated access road, landscaping and public amenity space - Further consultation required - 23 February 2017 Core Path implications - link to Aspirational Path Core Path 4
OP114: Milltimber South		60													11.5ha site Mixed use zoning Opportunity for 60 houses and 1225 square metres of ancillary office/retail space. Masterplan required. Tree survey required.
OP115: 34-40 Abbotsswell Road		1.03Ha													1.03 Ha site Mixed use zoning Suitable for residential use. A noise assessment and tree survey will be required. 150343 - Demolition of existing business and industrail buildings and erection of 100 unit flatted residential development inclusive of 24 affordable units, associated infrastructure and landscaping - refused - 16 December 2015 - appeal allowed
OP116: Frogghall Terrace		1.7Ha													1.7Ha site Mixed use land zoning. Tree survey. Suitable for residential or student accommodation 151772 - PPIP - Demolition and mixed use redevelopment comprising: student accommodation / residenital (flats) and car parking, access and other associated works - Appeal in progress - refused 23 September 2016 - appeal dismissed

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP5: Balgownie Centre, BOD	North East Scotland College	171												171	2.25 Ha site Residential zoning. Tree survey required 070299 – Application approved with legal agreement – June 2013 Demolition of existing Balgownie college buildings and erection of 30 No.houses, 42 No.townhouses and 99 No.flats (total 171 dwellings), 156 car parking spaces and 5160 square metres of public open space. Site constrained. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.
OP6: Balgownie Primary School	Tulloch Homes	32				20	12								0.71 Ha site Residential zoning. Tree survey required. Site is being reserved for future Council build. Anticipated that planning permission will be submitted in 2015. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. 131860 – DPP - Residential development 8 houses and 24 flats – conditional approval – 29 January 2015 Under construction 160364 - Modification of s75 to allow delivery of affordable housing
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.
OP11: Balgownie Home Farm	Cala Homes (Aberdeen) North	35			20	15									1.4Ha site Mixed use zoning. Tree survey required. Proposed residential development. Application DPP 131695 – demolish existing farm building and replace with residential development of 35 dwellings – approved with legal agreement 20 August 2014. Residential Bus service No.1 / N1 for sites 2 and 3, footways and crossing points required on Balgownie Road. Roads: Local Distributor road adjacent east of site. Junction spacing and access road dimensions appropriate to mixed use trip generation. COMPLETED
OP12: Former 'One' Sport Centre (Barracudas)	Cala Homes (Aberdeen) North	40				20	20								1.45Ha site Mixed use zoning. Tree survey required. Opportunity for residential development. Application PPIP- 130133 – Demolition of former 'one' sports centre, and provision of new 40 homes with associated greenspace and infrastructure including SUDS – approved conditionally-03 September 2015 MSC 161353 - Condition 3 to 12 of 130133 - approved conditionally - 10 March 2017
OP14: Bankhead Academy	Aberdeen City Council	2.7ha													2.6Ha site Residential zoning . Tree survey required. A planning brief is required to address development issues. June 2012 site on Fire – September 2012 demolition underway. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Replacement school located on part of the site 160309 – DPP – Single storey primary school and nursery – approved conditionally - 13 October 2016
OP15: Former Carden School	Aberdeen City Council	12				12									0.37Ha site Residential zoning. Tree survey required. Part of 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.

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP16: Davidsons Papermill	Barrat Homes / Stewart Milne Homes / Permission	900			65	90	90	90	90	90	90	90	90	115	<p>29.5Ha site  Mixed use zoning. Tree survey required.  Development Framework adopted May 2011  Masterplan adopted February 2012  Planning Permission in Principle 110786 approved with legal agreement December 2011  MSC 120759 – Phase 1 development for 121 residential units, roads, public realm - determined June 2012 conditional approval  MSC 121297 – erection of 26 affordable units and associated works – determined September 2012 conditional approval  MSC 140402 – erection of 27 two – four bed houses (mix types) – approved conditionally 12 December 2014  MSC 140403 – erection of 78 two – four bed houses (mix types) - approved conditionally 12 December 2014  MSC 141240 – erection of 63 dwelling houses – approved conditionally 5 December 2014  MSC 141398 – Masterplan for phase 2 – approved unconditionally – 24 August 2015  DPP 150305 – site design, external appearance, landscaping – <b>approved conditionally 26 February 2017</b>  DPP 151624 – Erection of 13 no. affordable flats – validation 12 October 2015 – approved conditionally – 26 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</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.  This site shall be required to make a contribution to sustainable transport, including a new or extended bus service</p> <p><b>Under Construction</b></p>
OP17: Stoneywood	Dandara	574	60	28	45	311	60	60	10						<p>42.3 Ha site  Residential/Green Space Network/Urban Green Space zoning. Tree survey required.  M: Masterplan approved for 350 - 500 units May 2011  M: Development Framework approved for 350 units May 2011  DM: 110790 - Planning Permission in Principle approved with Legal Agreement May 2012 for 425 houses  DM: 131012 erection of 276 flats and 16 townhouses and associated infrastructure, public open space and parking  DM: Number of MSC application 2012-2016  Core Path Aspirational Path 6 work going.</p> <p><b>Under construction</b></p>

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP25: Woodside	Aberdeen City Council / Aberdeen Lads Club / GSS Develompents / Tim and Paul Stevenson	400					40	80	80	80	80	40			19.1 Ha site Residential/Green Space Network/Green Belt zoning. Tree survey required. Development Framework for 400 units. Possible contribution to water and waste water infrastructure. Road connection from development to Mugiemoos Road including rationalisation of existing access points on the north side of Mugiemoos Road. Contribution towards improvements of Mugiemoos Road to Persley Bridge. Contribution to new pedestrian/cycle bridge across the River Don at Mugiemoos 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. DM: PPIP 140835 - Proposed residenital development (circa 400 houses) and leisure development - approved conditionally - 01 October 2015 DM:MSC 161675 - pending - validated 25 November 2016
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.
OP30: West Huxterstone & Kingswells D		146			9	57	45	35							6.1 Ha site Residential/ Green space network zoning. Tree survey required. DM: 130912 – DPP – Erection of 97 residential properties and associated works – approved with legal agreement - 14 August 2015 DM 130288 – DPP - Proposed Construction of 7 Detached Units, 28 Semi Detached Units and 11 Terraced Houses with associated access roads, drainage, and SUDS storage – approved conditionally - 14 November 2014 DM 141156 – DPP - Erection of 4no. New Dwellings – approved conditionally - 01 September 2015 DM 151942 - DPP - erection of 2 no. dwelling houses - approved conditionally - 12 February 2016 DM 161057 - DPP - erection of 20 houses - approved conditionally - 21 November 2016 DM 161643 - DPP - 4 dwellings - approved conditionally - 28 March 2017
OP37: Burnside Centre	Aberdeen City Council														1.23 Ha site Residential zoning. Tree survey required. Bus service within 400 m Existing accessibility reasonable standard. Probable internal road layout in accordance with 'Designing Streets'. DPP 150749 - Day centre for adults with learning disabilities - approved conditionally 05 August 2015 DPP 160143 - Modificaiton to 150749 to include out of hours service, erection of 2m high fence, and a water tank and pump - approved conditionally 31 March 2016
OP39: Braeside Infant School	Aberdeen City Council	122												122	1.04 Ha site Residential zoning. Tree survey required. Site is currently reserved for education use. 111317 – retain on site for 5 years or until an alternative permanent site is sought for the purchased modular unit – approved conditionally – 09 December 2011 160057 – Retention of modular classroom – approved time limited – 19 Februaury 2016 This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
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.
OP42: Kennerty Mill	Unknown	5						5							0.1 Ha site Residential zoning. Tree survey required. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. DM: 161779 - Conversion of redundant mill to dwelling house - approved conditionally - 24 August 2017 LBC: 161780 - Conversion of redundant mill to dwelling house - approved conditionally - 20 July 2017
OP43: Milltimber Primary School	Aberdeen City Council	70												70	1.85 Ha site Residential zoning. Tree survey 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.
OP45: Peterculter East	Bancon Development Ltd	31				6	9	16							2.1 Ha site Residential zoning. 130230 – PPIP for 32 units submitted March 2013 – approved with legal agreement April 2014 130229 – DPP for 8 units submitted March 2013 – approved with legal agreement April 2014 140483 – 13 residential units and 8 no affordable housing units – approved with legal agreement – 5 January 2015 Possible contribution to water infrastructure. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Connections through site to local walking/ cycling networks. Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. DIA and landscape plan are to be submitted alongside application for planning permission. Tree survey required. Sales office on site Under construction
OP46: Culter House Road	Churchill Homes	5				3	2								1.1 Ha site Residential zoning 131558 – Erection of 5 dwelling houses - approved conditionally - 20 October 2014 Possible contribution to water infrastructure. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Connections through site to local walking/ cycling networks. Contribution towards the implementation of Aspirational Core Path 10 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. Tree survey required. Under construction

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP47: Edgehill Road	True Deal Securities Ltd	5					5								<p>4.4 Ha site Residential/Green Space Network zoning 130211 – DPP for replacement house and 5 additional houses – approved conditionally January 2014 140511 – DPP – 4 houses – approved conditionally – 30 October 2015 150081 - amendment to 120211 - change of house type - approved conditionally July 2015 Possible contribution to water infrastructure required. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Connections through site to local walking/ cycling networks. Contribution towards the implementation of Aspirational Core Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Tree survey required.</p>
OP48: Oldfold	Cala Homes (Aberdeen) North	550				25	25	25	35	35	35	35	35	300	<p>48.9 ha – 550 homes and 5ha employment land. Tree survey required. M: Development Framework and Masterplan DM: 130378 - PPIP for 550 house units, commercial, primary school, associated ancillary uses and infrastructure improvements including road junction formation on A93 – approved with legal agreement - 24 February 2015 150260 – MSC – 58 houses – approved conditionally - 06 August 2015 151512 – MSC for 130378 – layout and design of 2 houses – approved unconditionally – 22 October 2015. 170334 - MSC for 130378 - phasing, access, layout/design, landscaping, travel pack for phase 2 166 houses - pending - validated 03 April 2017</p>
OP51: Peterculter Burn	Gordon Investment Corporation	19													<p>7.4 Ha site 19 homes - all of which are constrained and not programmed Residential zoning Possible contribution to water infrastructure. There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required. Road access to Malcolm Road with appropriate design standards to accommodate forecasted traffic volumes. Contribution towards junction improvement at Malcolm Road / A93. Connections to local walking/ cycling networks including access to shops, services and school in Peterculter. Possible contribution towards improvement of Core Path 52 and improvement and/or implementation of path currently identified as Aspirational Path 4 in the Core Paths Plan. Upgrades to Deeside Way. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Site OP134 (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 required.</p>
OP52: Malcolm Road		8													<p>1.5 Ha site Residential zoning Site proposed 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. Expect this site to connect to the public sewer. Tree survey required.</p>

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP56: Cove West	Scotia	242	18	39	92	37	50	6							<p>30 Ha site (total site including 563 units below)</p> <p>Residential zoning</p> <p>Cove Masterplan and Charette</p> <p>110065 – 229 housing units and 18 commercial/retail units – approved with legal agreement – November 2012</p> <p>120605 – 42 units – approved conditionally – 17 March 2014</p> <p>130420 – 34 residential units – approved conditionally – 21 Nov 2013</p> <p>161279 - 44 residential units - pending - validated 09 September 2016</p> <p>The development is mixed-use in nature and includes 7,700sqft of retail space and a 60 bed hotel</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>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Tree survey required.</p> <p>ACC - 141552 – Hydrogen Fuelling Station – Approved conditionally – 28 May 2015</p> <p>Under construction</p>
OP56: Wellington Road, Cove	Stewart Milne/ Persimmon / Kirkwood	563	97	87	50	50	50	50	50	50	50	23			<p>30 Ha site (total site including 242 units above)</p> <p>Residential I zoning</p> <p>110063 – 52 housing units – approved with legal agreement – November 2012</p> <p>110064 – 456 housing units – approved with legal agreement – south part of site – November 2012</p> <p>111305 – 34 housing units – approved conditionally - May 2013 140494 – 29 houses and 18 flats – approved with legal agreement – 29 July 2014</p> <p>151738 – 45 residential units – approved conditionally – 03 May 2016</p> <p>151836 – 28 houses – approved with legal agreement - 27 November 2015</p> <p>151837 – 23 houses – approved with legal agreement - 01 July 2016</p> <p>161105 - 45 residential units - approved with legal agreement - 14 June 2017</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. Tree survey required.</p> <p>Development of part of the site is now under construction.</p>
OP57: Craighill Primary School, Kincorth	Aberdeen City Council	30					30								<p>0.86 Ha site</p> <p>Residential zoning</p> <p>141365 – residential development 75 affordable units – PAN – 9 September 2014</p> <p>161532 - 91 units pending - validated 26 October</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. Tree survey required.</p>
OP58: Stationfield Cove	Stewart Milne Homes	150							30	30	30	30	30		<p>9.8 Ha site</p> <p>Residential zoning</p> <p>Cove Masterplan and Charette.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> <p>No applications to date. Technical assessments prepared, but not yet agreed. Developers should look for opportunities to protect and improve the water environment by taking account of the water features within and close to their sites.</p>
OP66: Manor Walk, Middlefield	Aberdeen City Council	80					8	72							<p>1.9 Ha site</p> <p>Residential/Urban Green Space zoning</p> <p>This development is subject to the wider issues related to the development of Haudigain Roundabout development.</p> <p>This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</p> <p>160575 – Cert of Lawfulness(proposed) – Residential development of 80 units – issue Certificate of Lawfulness - 03 June 2016</p> <p><b>Under construction</b></p>
OP68: 1 Western Road	Caversham Management Ltd	22													<p>0.07 Ha site 22 homes - all of which are contained and not programmed</p> <p>Residential zoning</p> <p>081415 – DPP for demolition of existing house and outbuildings and erection of 22 affordable 2 Apt. flats and associated car parking – received June 2008 – pending.</p>

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP69: 140 Causewayend	Wellfair Property														0.15 Ha site Mixed use zoning. Tree survey required. 121351 – DPP for change of use to student/hostel accommodation (147 studio flats) – determined February 2013 – conditionally approved 141753 – DPP – demolition of building and erect student housing – approved conditionally – 17 March 2015 <b>Under construction</b>
OP70: 35 Froghall Road	Stewart Milne Homes	19				19									0.62 Ha site Mixed use zoning A7/1831 – Residential development of 19 flats – approved with legal agreement – November 2012 121406 – Renewal of previous permission for the erection of 19 flats – received October 2012 – approved conditionally – 21 January 2016 <b>COMPLETED</b>
OP71: 41 Nelson Street		30												30	0.06 Ha site Mixed use zoning 120484 – Change of use from derelict warehouse to community hall – approved unconditionally – 15 June 2012 121740 – Alterations and extension to existing building – approved conditionally 27 February 2013 141199 – DPP - Alterations to building – approved conditionally – 19 September 2014 Under Construction for community use
OP72: Aberdon House	Aberdeen City Council	61					30	31							0.64 Ha site Residential zoning. Tree survey required. The technical feasibility is being taken forward by the Council. With OP90 and OP94 – 141375 – PAN – residential development of 184-270 affordable units – further consultation not required – 17 September 2014
OP73: Balgownie Machine Centre		19												19	0.2 Ha site Mixed use zoning. Tree survey. This development is subject to the Berryden Road corridor improvements. 161435 - EIA Screening opinion - Proposed construction of approx 700m of dual carriageway - EIA not required - 21 October 2016 161616 - EIA Screening opinion - Proposed construction of approx 1100m of road widening to form dual carriageway - EIA not required - 07 December 2016
OP74: Broadford Works	Ferness Investment Holdings Ltd	517					70	70	70	70	70	70	70	27	3.6 Ha site Mixed use zoning. Tree survey Design Brief carried forward 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

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP76: Causewayend Primary School	Unite														0.66 Ha site Mixed use zoning 140169 – PAN – erection of student accommodation – Determined 17 February 2014 141096 – LBC – internal and external alterations to form student accommodation – approved conditionally 30 January 2015 141095 – DPP – Change of use and alterations to form student accommodation, new built for student accommodation – approved conditionally 28 November 2014 COMPLETED AND OCCUPIED
OP77: Cornhill Hospital	Stewart Milne Homes, Barratt Homes and NHS	323					48	48	48	48	48	48	35		6.04 Ha site Existing Community Site and Facilities zoning. Tree survey. 130381 - 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. Notice of initiation of development August 2016. 130382 – Conservation Area Consent - Demolition of several former hospital building – approved conditionally – 21 July 2015 150419 – LBC – Relocation of the ‘Forbes of Newe obelisk’ monument – pending – validated 18 March 2015 161282 amend 130381 to accommodate additional 4 flats - pending - validated September 2016 170317 - MSC - modify obligation for affordable units - pending - validated 27 March 2017 Under construction
OP79: Crown House															0.04 Ha site Mixed use zoning 170179 - Conversion of existintg building into 12 no. flatted dwellings and change of use from Class 4 to Class 4 on ground floor - validated 24 February 2017 170180 - Conversion of existintg building into 12 flats and and change of use to 2 restaurants/cafe units on ground floor - validated 24 February 2017
OP81: Denburn and Woolmanhill	Aberdeen City Council	76													76 1.9 Ha site Mixed use/ Urban Green Space zoning. Tree survey. Planning brief brought forward with the 2012 ALDP Part of site still in use. 141494 – boarding over doors and windows – approved conditionally – 15/05/2015 141495 – boarding over doors and windows – approved – time limited – 20/05/2015 150365 – board up windows and doors, installation of gates – approved – time limited – 15/05/2015 160802 - Change of use to create 40 residential apartments, 52 bedroom hotel, 27 seperate hotel suites, and associated works - pending - validated 24 June 2016 160801 - Conversion, including demolition, alteration and extension of former Woolmanhill Hospital to create 40 residential appartments, a 52 bed hotel, and 27 seperate hotel suites, with undercroft parking - pending - validated 24 June 2016
OP82: Dunbar Halls of Residence, Don Street	Aberdeen University	117												117	1.64 Ha site Residential zoning 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.
OP84: Hilton Nursery School		18					18								0.6 Ha site Residential zoning 130224 – DPP – demolish school and replace with new residential accommodation comprising of 18 units – refused August 2013 – appeal lodged November 2013 – Appeal sustained subject to legal agreement – 15 April 2014 COMPLETED

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP87: Pittodrie Park	Aberdeen Football Club PLC and Talltray Limited	350												350	6 Ha site Residential zoning 'Working design framework' and 'indicative masterplan' provided as part of planning permission in principle application. It is envisaged that these will be updated to accompany any matters specified in conditions / detailed planning application. Public consultation was undertaken in July 2010 in relation to the planning permission in principle application. Future public consultation will be undertaken relative to further applications. Relevant technical assessments submitted and agreed. 101517- Planning Permission in Principle – residential development comprising circa 350 town houses, apartments, and duplex units – approved with legal agreement - 13 November 2013 160672 - Section 42 - Removal of condition 2 (time condition) - validated 25 May 2016 - pending
OP88: Shore Porters Warehouse	Shore porters													0	0.02 ha Site Mixed use zoning
OP89: Smithfield Primary School	Aberdeen City Council	68												68	2.27 Ha site Residential zoning Site is being reserved for future Council build. This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area. 141370 – PAN – 116 affordable residential units – determined further consultation not required 160267 – Cert.of Lawfulness (proposed_ - 99 new council homes – issued 11 April 2016 <b>Under construction</b>
OP90: St Machar Primary School	Aberdeen City Council	96							30	30	36				1.01 Ha site Residential zoning. Tree survey. Technical feasibility being taken forward by the Council. With OP88 and OP94 – 141375 – PAN – residential development of 184-270 affordable units – further consultation not required – 17 September 2014. With OP94: Council/Committee approval for a new Tillydrone replacement school due to open end of 2019. Education and Children's Services Committee 1 March 2017.
OP92: St Peter's Nursery, Spital	Aberdeen City Council	8							8	0					0.09 Ha site Mixed Use zoning. Tree survey required. Site available on the market.
OP94: Tillydrone Primary School	Aberdeen City Council	63													2.11 Ha site Residential zoning. Tree survey. Technical feasibility being taken forward by the Council. Masterplan 2012 PPIP 2015 With OP88 and OP90 – 141375 – PAN – residential development of 184-270 affordable units – further consultation not required – 17 September 2014 With OP90: Council/Committee approval for a new Tillydrone replacement school due to open end of 2019. Education and Children's Services Committee 1 March 2017.
OP97: Victoria Road Primary School	Aberdeen City Council								30	33					0.67 Ha site Mixed Use zoning. Tree survey. The site would be suited for a sensitive residential development. 151260 - Demolition of existing school and erection of 56 residential units, along with associated works - withdrawn by applicant - 09 June 2016 161051 - Demolition of existing school and erection of 56 residential units, along with associated works - refused - 12 January 2017
OP98: VSA Gallowgate	VSA	11													0.08 Ha site Mixed use zoning. Tree survey. Listed buildings 151630 - Demolished 28 Gallowgate and erection of 84 student flats - withdrawn by applicant - 17 December 2015 151631 - Demolish 28 Gallowgate - Withdrawn by applicant - 17 December 2015

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP99: The Waterfront, Torry		69													6.6 Ha site Mixed use zoning Site part developed A72236 – residential development of 19 houses and 27 flats, office accommodation, laboratory, associated accommodation and car parking – approved conditionally 24 April 2008 110312 – PPIP – mixed use development of 69 flatted units and commercial units on the ground floor – approved with legal agreement – 16 January 2012 141158 - PPIP - Demolition of existing light industrial buildings on site. Erection of 4 storey office buildings (Max 5155 M2 GFA) with associated car parking and service provision - approved conditionally - 18 February 2015 Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.
OP100: Water Lane		6													6 0.06 Ha site Mixed use zoning Demolition warrant granted 2012
OP101: Woodside Congregational Church		6													0.07 Ha site Residential zoning. Tree survey.
OP103: Former Torry Nursery School	Aberdeen City Council	0.53 Ha													0.53ha site Residential zoning. Tree survey. 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
OP104: Craiginches Prison	Sanctuary Housing Association	1.67 Ha													1.67ha site Residential zoning Residential Possibly constraint re school capacity 2 bus services well within 400m Roads access using existing junctions / surrounding streets. Internal layout depends on housing style. Construction Environmental Management Plan (CEMP) is required. CEMP must include Waste Management Plan which addresses demolition. PAN 131887 – Planning Permission in Principle for the redevelopment of former prison site for residential development and associated infrastructure works – determined 14 February 2014 – further consultation not required DPP 151210 - Erection of 124 residential units and associated works, including the formation of new access point of Walker Road - approve conditionally and legal agreement - 26 August 2016
OP105: Former Kincorth Academy	Aberdeen City Council	178													3.94 ha site Residential zoning Vacant former Academy Residential. Tree survey. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme 178 units by 2018/2019 2 bus service serving the area Existing access and junctions to serve development from Cairngorm Drive (local distributor road).
OP109: Woodend Peterculter		19													2ha site Residential zoning Opportunity for 19 houses. 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. Ancient Woodland to the south of the site is to be protected. Tree survey required.
OP111: Skene Road, Maidencraig		15													0.9ha site Residential zoning Residential for 15 homes. A flood risk assessment is required. Development should seek to avoid any adverse impact on the Den of Maidencraig local nature conservation site. Tree survey required.

### 1.3 Other Employment

Site OP Number and Name	Developer/Owner	Total Units	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP112: West of Contlaw Road		10													2.9ha site Residential zoning Opportunity site for 10 house. Arboricultural and ecological implications studies required. Core Path implications - link to Aspiration Path Core Path 4
OP113: Culter House Road		8													2.4ha site Residential zoning. Tree survey required. Opportunity for 8 houses 170109 - PAN - Residential development of approximatley 16 units and associated access road, landscaping and public amenity space - Further consultation required - 23 February 2017 Core Path implications - link to Aspirational Path Core Path 4
OP114: Milltimber South		60													11.5ha site Mixed use zoning Opportunity for 60 houses and 1225 square metres of ancillary office/retail space. Masterplan required. Tree survey required.
OP115: 34-40 Abbotsswell Road		1.03Ha													1.03 Ha site Mixed use zoning Suitable for residential use. A noise assessment and tree survey will be required. 150343 - Demolition of existing business and industrail buildings and erection of 100 unit flatted residential development inclusive of 24 affordable units, associated infrastructure and landscaping - refused - 16 December 2015 - appeal allowed
OP116: Frogghall Terrace		1.7Ha													1.7Ha site Mixed use land zoning. Tree survey. Suitable for residential or student accommodation 151772 - PPIP - Demolition and mixed use redevelopment comprising: student accommodation / residenital (flats) and car parking, access and other associated works - Appeal in progress - refused 23 September 2016 - appeal dismissed

## 1.4 Other OP Sites

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP4: Dubford Community Facilities	Aberdeen City Council	2.6													Site has been marketed in the past but failed to attract sufficient interest. Available for community facilities, local shops etc. Tree survey
OP13: AECC Bridge of Don	Aberdeen City Council	23.36													Mixed use, residential, and expand park and choose site within the development to 999 spaces Strategic / local and dedicated bus services required to provide frequent reliable service. Efficient linkages for access / egress to road network will be key consideration. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Tree survey. PPiP 150824 - 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 - validated 22 May 2015 - pending
OP24: A96 Park and Choose		6.7													Land for Transport 100771 - Construction of 999 spaced Park & Ride car park, together with 500m of dual carriageway link road and associated lighting/landscaping/surfacing works, together with associated accommodation block - approved conditionally - 19 August 2010 COMPLETED
OP26: Auchmill Golf Course, Greenferns	Aberdeen City Council	3.7													Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Approx. 4ha. 090245 – Alterations of 2 holes – approved 23 April 2009
OP35: Granitehill Road	Aberdeen City Council	0.7													Store for art collection during the refurbishment of Aberdeen Art Gallery Cycling available in form of 3m shared user footways Roads in place, built to industrial standard with access from east side of Granitehill Road (local distributor road) DPP 150056 - Construction of storage facility - approved conditionally 26 March 2015 COMPLETED
OP36: Charlies House	NHS	1.6													Specialist care facility for children, possible issues with slope and flooding 2 bus services within 340m of the site. Access limited; possible either via hospital or Eday Road (general access road) Flooding is a constraint. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site. This site is adjacent the North Burn of Rubislaw, which can suffer from pollution pressures. Any opportunity to deculvert would be welcome. We would require buffer strips around watercourses. Opportunity to restore morphology of watercourse should be assessed. Potential for enhancement/maintenance of green network should be explored. Construction SUDS required due to the significant risk of downstream amenity impact
OP44: North Lasts Quarry		8.01													Extension to existing quarry identified in the LDP. No plans from the owners to date. 141387 – EIA screening option to extend north lasts quarry. – EIA not required – 30 September 2014 141836 – Renewal/Retention for extension to quarry – approved conditionally 29 May 2015 161687 - Continuation of hard rock quarrying operations (including operation of asphalt plant) and extension to the existing quarry including deepening to 48M AOD level and the processing of overburdening material - approved conditionally - 21 September 2017
OP49: Grove Nursery, Hazlehead		5.9													New community facility. Site is identified for social enterprises specialising in nursery, horticultural and/or allotments and other associated uses.
OP50: Skene Road, Hazlehead		49.7													Phased Cemetery development. Planning permission granted. Applications for Countesswells cover part of the site.

## 1.4 Other OP Sites

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP55: Blackhills Quarry															Plans to extend quarry. Extension area has been included in Local Development Plan. 130490 - Proposed extension to Blackhills Quarry - Approved with Legal Agreement - 07 January 2015 161759 - Section 42 - variation of condition 3 (hours of operations) of 130490 for extension to quarry - <a href="#">approved with legal agreement - 6 June 2017</a>
OP61: New Academy for the City South	Aberdeen City Council	14.9													Amalgamation of Kincorth and Torry Academies 151082 - Proposed three storey secondary school with associated sports facilities, floodlit 3G pitch, hard and soft landscaping, car parking, bus drop off and access road - Approved Conditionally - 13 January 2016 160246 - DPP - football stand (312 capacity) with ancillary club and community changing facilities - Approved Conditionally - 24 August 2016 Active Travel: Safe Routes to School (SRTS) and Traffic Calming (if not already in place). Walking and cycling access for students possibly reduced by industrial traffic and dual carriageway. Public Transport: should be in place for existing schools. Roads: Red Moss road not suitable (no footways) and site adjacent to industrial areas. High degree of severance from nearby housing area to east by dual carriageway. Also see Masterplan zone 8: Loirston <b>Under construction</b>
OP62: Aberdeen Harbour Expansion	Aberdeen Harbour Board	55													Identified in NPF3 as a National Priority. SSSI to remain zoned as undeveloped coast. Landscape, open space, core path, historic environment, transport network, SSSI and SAC need to be considered. Requires full Transport Assessment (TA) for active travel, road and rail access. Main issues being road and rail freight routing to site area. Possible road bridge to accommodate HGVs across rail mainline has been identified. Requires a flood risk assessment and for studies to be undertaken as to the potential for impact on the Aberdeen Bathing Water, in terms of coastal impact and the potential for works to have an impact on the quality and amenity of the Bathing beach. Potential to impact on the Nigg Bay SSSI and on the PFI infrastructure for Nigg STW. Also require protection of East Tullos Burn. 151742 - 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 11 May 2016 170132 - MSC - condition 5 & 6 - <a href="#">approved conditionally - 20 April 2017</a> 170156 - MSC - condition 2 - <a href="#">approved unconditionally 20 April 2017</a> 170216 - MSC - condition 7 & 9 - <a href="#">approved unconditionally - 19 June 2017</a>
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.
OP65: Haudagain Triangle															Following road improvements in this area, land will become vacant. Tree survey. 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).
OP67: Aberdeen Market		0.33													Opportunity for qualitative improvement to include better pedestrian access to The Green.

## 1.4 Other OP Sites

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
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.
OP80: Bon Accord Masterplan															Masterplan prepared for major redevelopment in the City Centre. Will mostly likely be replaced by the City Centre Development Framework and Masterplan. Any potential network changes / traffic reassignment to be considered for impact on place and movement (as per national transport policy, Designing Streets, etc.)
OP83: Energy Futures South Beach	Aberdeen City Council	2.9													Options being considered by asset management.
OP85: King Street / Beach Esplanade	Aberdeen City Council	2													Mosque; Negotiations with interested parties are being advanced. Tree survey.
OP86: Dyce Railway Station		1.2													Land for transport. Expansion to the car park, will include landscaping, SUDs and connection to the Buchan/Foremartin Way Bus Link to airport proposal Increase rail frequency Drainage Impact Assessment required. Tree survey.
OP91: Marischal Square	Aberdeen City Council														140698 – Detailed Planning Permission - Mixed use development including office, hotel, retail, restaurant, leisure, civic space including car parking, access, landscaping, infrastructure and public realm improvements – approved conditionally - 09 December 2014 <b>Under construction</b>
OP93: Former Summerhill Academy	Optimisation Developments Ltd	3.3													Tree survey. 150479 - PAN - Proposed residential development of approx. 375 residential units and associated infrastructure - Further consultation required - 10 April 2015 160477 – DPP – 369 flats with associated infrastructure - pending – validated 18 April 2016
OP96: Upper/Basement Floor 73-149 Union Street		0.35													No application to date. Site identified as possible location for retail use on above and below ground floors.
OP102: George Street/Crooked Lane		1													Opportunity for retail development, enhance George Street, link to John Lewis / extend Bon Accord Centre, address accessibility issues through the centre and address public realm issues. Some Listed Buildings. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. 161104 - PAN - Proposed major development. Mixed use comprising Class 1, Class 2, Class 3, Class 4, Class 7, Class11- Further consultation not required - 29 July 2016 170353 - mixed use development comprising Class1 (shops), Class2 (Professional Services, Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotels), flats, serviced apartments, access, services, and all ancillary demolitions - pending - validated 03 April 2017

#### 1.4 Other OP Sites

OP Site Name and Number	Developer/Owner	Total size (Ha)	<2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	>2023	Notes
OP106: 9 Beach Esplanade (Jimmy Chung's)	Aberdeen City Council	0.2													Walking and cycling well connected Bus service adjacent to the site Beach Boulevard (District Distributor road) with on-street parking 150225 - DPP - Erection of 2 storey building to accommodate restaurant facilities, 5 no. units (4 Class 3 & 1 Hot Food Take Away) and outdoor seating - approved conditionally 17 September 2015 <b>Under construction</b>
OP107: East Tullos Gas Holder		3													Energy from Waste Suitable roads and active travel measures for site employees to be addressed. 151587 - PAN - Proposed energy from waste facility - further consultation not required - 28 October 2015 160276 - DPP - Erection of Energy from Waste facility, vehicular and non-vehicular access and ancillary buildings, associated infrastructure and landscaping - approved conditionally - 10 October 2016
OP110: Wellington Circle (Former Makro)		3.2													Opportunity for change of use to Class 1 retail. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues. 140924 - DPP - Proposed Alterations to Existing Building (including Re-cladding, Formation of Entrance Features, and New Loading Bay) and Part Change of Use of 5750 sq.m From Wholesale Retail Warehouse (Class 6) to 2 No. Retail Units (Class 1) - approved with legal agreement - 19 November 2015 170339 - DPP - Change of use class 1 to class 11 - <b>approved conditionally - 29 May 2017</b>

## 2.0 Key Infrastructure

Project	Lead	Participant	Timescale	Action	Notes
Transport					
Aberdeen to Inverness Rail Service Improvements	TS		implementation Phase 1 2014-19, Phase 2 2020-24.	<p>Transport Scotland has commissioned Network Rail to undertake a detailed study to enable improved journey times and regular hourly frequencies</p> <p>Phase 1 – additional passing loops, re-doubling the track between Aberdeen and Inverurie, track enhancements, extended platform lengths at Inch and Elgin, new and improved signaling, new station at Kintore and Dalcross.</p> <p>Future phases - Future phases of the project will help support an hourly service between Aberdeen and Inverness, with an average journey time of around 2 hours. The exact scope and timing of works to achieve this is still to be determined and will be dependent on sufficient resources being available to support their delivery.</p>	<p>Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme.</p> <p>Additional information and progress updates can be found at:  <a href="http://www.transportscotland.gov.uk/project/aberdeen-inverness-rail-improvements">http://www.transportscotland.gov.uk/project/aberdeen-inverness-rail-improvements</a></p>
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 Western Peripheral Route / Balmedie - Tippet	TS	Aberdeen City Council / Aberdeenshire Council	Winter 2017 completed	<p>Connect Roads, a consortium with a construction joint venture of Balfour Beatty Investments Ltd, Carillion Private Finance (Transport) Ltd and Galliford Try Investments Ltd, has been named as preferred bidder.</p> <p><b>Under construction</b></p>	<p>The Aberdeen Western Peripheral Route / Balmedie-Tippet (AWPR / B-T) is a major transport infrastructure project which will significantly improve travel in and around Aberdeen and the North East of Scotland.</p> <p>Additional information and progress updates can be found at:  <a href="http://www.transportscotland.gov.uk/project/aberdeen-western-peripheral-route-balmedie-tippet">http://www.transportscotland.gov.uk/project/aberdeen-western-peripheral-route-balmedie-tippet</a></p> <p>Where opportunity sites and the AWPR are in close proximity, and are under construction at the same time, care should be taken with site drainage to ensure there is no interference between development sites which could lead to loss of control of site drainage.</p>
Haudagain roundabout improvements	TS	Aberdeen City Council	Spring 2018 start construction	<p>Preferred option agreed by Aberdeen City Council in July 2008</p> <p>Design work carried out in 2013/2014 confirmed the original preferred option through Middlefield best meets the scheme objectives including reduced congestion, improved journey time and reliability and improved road safety.</p> <p>Jacobs UK Limited appointed as design consultants in May 2014</p> <p>Draft road orders for the scheme were published on 26 June 2015, with representations to the scheme proposals submitted by Friday 7 August 2015</p>	<p>Scottish Government has committed to starting the construction of improvements to Haudagain once the Aberdeen Western Peripheral Route (AWPR) is completed.</p> <p>Additional information and progress updates can be found at:  <a href="http://www.transportscotland.gov.uk/project/a90a96-haudagain-improvement">http://www.transportscotland.gov.uk/project/a90a96-haudagain-improvement</a></p>

## 2.0 Key Infrastructure

Project	Lead	Participant	Timescale	Action	Notes
Third Don Crossing (Diamond Bridge)	ACC		COMPLETED JUNE 2016	Planning application approved by Aberdeen City Council in March 2011. Delivery arrangement confirmed in March 2013 g Design and contract documentation – underway Spring 2014 Site preparation works include tree felling – underway Spring 2014 <b>Completed</b>	Bridge opening 09 June 2016
Access from the South	ACC			The Bridge of Dee Study draft STAG Part 2 report and Appraisal Summary Tables (AST) were completed in January 2017	Additional information and progress can be found at: <a href="http://www.aberdeencity.gov.uk/transport_streets/roads_pavements/transport_projects/roa_access_from_south_home.asp">http://www.aberdeencity.gov.uk/transport_streets/roads_pavements/transport_projects/roa_access_from_south_home.asp</a>
A96 Chapelbrae Park and Choose. A96 to Dyce Drive/ Aberdeen Airport Link Road	ACC		Park and Choose - open Autum 2016 Dyce Drive - open Autum2016	Planning application approved August 2010. Land assembly legal agreement for P&R/Link Road site achieved April 2011. <b>Completed</b>	Implementation timetable currently tied in with Aberdeen Western Peripheral Route. Additional information and progress can be found at: <a href="http://www.aberdeencity.gov.uk/transport_streets/roads_pavements/transport_projects/roa_a96_parkride_link_road.asp">http://www.aberdeencity.gov.uk/transport_streets/roads_pavements/transport_projects/roa_a96_parkride_link_road.asp</a>
Berryden Corridor/Gt Northern Road improvements	ACC		Late 2017 start construction Complete late 2019	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	Additional information and progress can be found at: <a href="http://www.aberdeencity.gov.uk/transport_streets/roads_pavements/transport_projects/roa_berryden_corridor.asp">http://www.aberdeencity.gov.uk/transport_streets/roads_pavements/transport_projects/roa_berryden_corridor.asp</a>
South College Street Rail and Road Improvements	ACC			Being considered within the context of the City Centre Master Plan and Delivery Framework.	
Aberdeen International Airport	BAA		upto 2040	Airport can accommodate the predicted growth in passenger numbers within its existing footprint.	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: <a href="https://www.aberdeenaairport.com/about-us/master-plan/">https://www.aberdeenaairport.com/about-us/master-plan/</a> <a href="https://www.aberdeenaairport.com/media/42246/AIAL-Final-Master-Plan-2013.pdf">https://www.aberdeenaairport.com/media/42246/AIAL-Final-Master-Plan-2013.pdf</a>
Aberdeen Harbour Expansion	Aberdeen Harbour Board			1-5 years - new harbour at Nigg and road improvements	Draft Masterplan completed
Variety of proposals in Regional and Local Transport Strategies	NESTRANS / ACC				Projects identified in Regional and Local Transport Strategies will be delivered through the respective Implementation Plans/Delivery Plans associated with these strategies.
<b>Water</b>					
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 Action Programme: Infrastructure Delivery Masterplan Zones, and in Supplementary Guidance: Infrastructure and Developer Contributions Manual.	Scottish Water, the City Council and other relevant partners are exploring the opportunity to address the cumulative impact of development across the region
<b>Waste</b>					

## 2.0 Key Infrastructure

Project	Lead	Participant	Timescale	Action	Notes
Altens East/ Doonies Materials recovery centre; anaerobic digestion facility; transfer station	ACC		late 2016/early 2017 completed	150432 – DDP – erection of materials recycling facility and refuse derived fuel plant – validated 02 April 2015 – approved conditionally 11 December 2015	OP54

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<b>Land Release Policy</b>				
LR1: Land Release Policy	Release greenfield housing within two phases	1 Assist in the production, and then adoption of development frameworks for large site and those in multiple ownership	ACC: Development Plan Team/ Developers	Ongoing as sites come forward
LR2: Delivery of Mixed Use Communities	Promotes the development of mixed use communities	2. Assist in the production, and then adoption of development frameworks for large site and those in multiple ownership.	ACC: Development Plan Team/ Developers	Ongoing as sites come forward
<b>Quality Placemaking by Design</b>				
D1: Quality Placemaking by Design	Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high design quality and place.	1. All existing masterplans outlined in the Aberdeen Local Development Plan will be brought forward. Policy update required to take account of existing national, regional and local policy.	ACC: Masterplanning, Design and Conservation Team	Ongoing as sites come forward
D2: Landscape	Promotes landscape design within developments. Primary landscape features, views, vista, linkages, buffers and landscape features which contribute to local amenity or sense of place are required to be conserved, restored or enhanced. Promotes the creation of landscapes	2. New masterplans to be developed for land release sites in the Aberdeen Local Development Plan. 3. Adopt the Aberdeen Supplementary Guidance document - in particular the design chapters	ACC: Masterplanning, Design and Conservation Team / Developers ACC: Masterplanning, Design and Conservation Team	Ongoing as sites come forward Ongoing / adoption alongside LDP
D3: Big Buildings	Promotes the placement of quality big buildings in the correct location.			
D4: 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.	4. Publish Conservation Area Character Appraisals and Management Guide / Historic Environment TAN/Interactive guide. Union Street CACA to be updated.	ACC: Development Plan Team/ Masterplanning, Design and Conservation Team	Ongoing / adoption alongside LDP
D5: Our Granite Heritage	Protects granite building, structure and features, expects they will be retained, reused and adapted.			

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<b>City Centre</b>				
C1: City Centre Development - Regional Centre	Promotes the City centre as a Regional Centre and sets out criteria for assessing development proposals. Identifies criteria for determining change of use applications.	1. Adopt relevant supplementary guidance 2. The Aberdeen Local Development Plan team will liaise with the Aberdeen Inspired (Aberdeen Business Improvement District) Development Company regarding the BID's actions.	ACC: Development Plan Team ACC: Planning and sustainable development / BID team	Adoption alongside LDP Continual
C2: City Centre Retail Core and Union Street	Supports proposals that enhance vitality and viability of Union Street and sets out criteria for determining change of use from retail to other uses, and from non-retail to retail.	3. Adopt Retail Impact assessment TAN 4. Produce documentation on Town Centre Health Checks in 2016 5. Next Retail Study – May 2016	ACC: Development Plan team ACC: Development Plan team	Adoption alongside LDP Ongoing
C3: West End Shops and Cafes	Promotes the retention of west end shops and cafes Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development.		ACC: Development Plan team	Ongoing
C4: Sequential Approach and Retail Impact	Provides criteria for assessing major retail proposals in out of centre locations.			
C5: Out of Centre Proposals	Provides criteria for assessing proposals for non-retail use in these centres.			
C6: Town, District, Neighbourhood and Commercial Centres	Sets criteria for assessing proposals to change from retail to other uses.			
C7: Local Shop Units	Promotes need for retail provision within new development areas at a scale which meets local requirements.			
C8: Retail Development serving new development areas	Promotes appropriate development at the beach			
C9: Beach and Leisure				

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<b>Land Release Policy</b>				
LR1: Land Release Policy	Release greenfield housing within two phases	1 Assist in the production, and then adoption of development frameworks for large site and those in multiple ownership	ACC: Development Plan Team/ Developers	Ongoing as sites come forward
LR2: Delivery of Mixed Use Communities	Promotes the development of mixed use communities	2. Assist in the production, and then adoption of development frameworks for large site and those in multiple ownership.	ACC: Development Plan Team/ Developers	Ongoing as sites come forward
<b>Quality Placemaking by Design</b>				
D1: Quality Placemaking by Design	Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high design quality and place.	1. All existing masterplans outlined in the Aberdeen Local Development Plan will be brought forward. Policy update required to take account of existing national, regional and local policy.	ACC: Masterplanning, Design and Conservation Team	Ongoing as sites come forward
D2: Landscape	Promotes landscape design within developments. Primary landscape features, views, vista, linkages, buffers and landscape features which contribute to local amenity or sense of place are required to be conserved, restored or enhanced. Promotes the creation of landscapes	2. New masterplans to be developed for land release sites in the Aberdeen Local Development Plan. 3. Adopt the Aberdeen Supplementary Guidance document - in particular the design chapters	ACC: Masterplanning, Design and Conservation Team / Developers ACC: Masterplanning, Design and Conservation Team	Ongoing as sites come forward Ongoing / adoption alongside LDP
D3: Big Buildings	Promotes the placement of quality big buildings in the correct location.			
D4: 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.	4. Publish Conservation Area Character Appraisals and Management Guide / Historic Environment TAN/Interactive guide. Union Street CACA to be updated.	ACC: Development Plan Team/ Masterplanning, Design and Conservation Team	Ongoing / adoption alongside LDP
D5: Our Granite Heritage	Protects granite building, structure and features, expects they will be retained, reused and adapted.			

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
City Centre				
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C2: City Centre Retail Core and Union Street	Supports proposals that enhance vitality and viability of Union Street and sets out criteria for determining change of use from retail to other uses, and from non-retail to retail.	3. Adopt Retail Impact assessment TAN 4. Produce documentation on Town Centre Health Checks in 2016 5. Next Retail Study – May 2016	ACC: Development Plan team ACC: Development Plan team	Adoption alongside LDP Ongoing
C3: West End Shops and Cafes	Promotes the retention of west end shops and cafes Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development.		ACC: Development Plan team	Ongoing
C4: Sequential Approach and Retail Impact	Provides criteria for assessing major retail proposals in out of centre locations.			
C5: Out of Centre Proposals	Provides criteria for assessing proposals for non-retail use in these centres.			
C6: Town, District, Neighbourhood and Commercial Centres	Sets criteria for assessing proposals to change from retail to other uses.			
C7: Local Shop Units	Promotes need for retail provision within new development areas at a scale which meets local requirements.			
C8: Retail Development serving new development areas	Promotes appropriate development at the beach			
C9: Beach and Leisure				

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
Delivering Infrastructure, Transport and Accessibility				
I1: Infrastructure Delivery and Developer Contributions	Provides the policy framework for applying infrastructure requirements and developer contributions required to support development.	1. Adopt relevant supplementary guidance	ACC: Development Plan Team / Masterplanning, Design and Conservation Team	Adoption alongside LDP
T1: Land for Transport	Land for Transport Safeguards land for transport projects			
T2: Managing the Transport Impact of Development	Promotes minimal traffic generation on site and sustainable and active travel			
T3: Sustainable and Active Travel	To ensure that the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets, and ensures that services, facilities and jobs are accessible to new communities.			
T4: Air Quality	Good air quality will be promoted and mitigation measures put in place for proposals with a detrimental impact			
T5: Noise	Presumption against noise generation developments. Protects Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs)			

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<b>Support Business and Industrial Development</b>				
Bi1: 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. Adopt masterplans for areas that require.	ACC: Development Plan Team / Masterplanning, Design and Conservation Team	Ongoing
Bi2: Specialist Employment Land	Sets out criteria for assessing proposals for specialist employment land in areas designated as specialist employment areas in the Local Development Plan	2. Adopt the relevant supplementary guidance	ACC: Development Plan Team	Ongoing
Bi3: West End Office Area	Promotes change of use to office development in the area. Sets criteria for extensions, and new development	3. New Aberdeen Exhibition and Conference Centre design and layout to be agreed and work implemented	ACC: Masterplanning, Design and Conservation Team	Ongoing
Bi4: Aberdeen Airport	Sets out the principle of the continuation of uses associated with the airport. Outlines criteria for development falling within the Perwinnes Radar Safeguarding Zone.	4. Adopt Development Framework for Aberdeen Harbour as Supplementary Guidance.	ACC: Development Plan Team / Masterplanning, Design and Conseravtion Team / Aberdeen Harbour / Barton Willmore	Adoption alongside LDP
Bi5: Aberdeen Harbour	Sets out the principle of the continuation of uses associated with the harbour.			
Bi6: 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			

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<b>Meeting Housing and Community Needs</b>				
H1: Residential	Sets criteria for proposals with residential areas.	1. Adopt relevant supplementary guidance	ACC: Development Plan Team	Adoption alongside LDP
H2: Mixed Use Areas	Sets criteria for proposals within mixed used areas			
H3: Density	Promotes density criteria within developments over 1ha			
H4: Housing Mix	Sets criteria for housing mix within proposal over 50 units.			
H5: Affordable Housing	Sets criteria for affordable housing within proposals over five units.			
H6: Gypsy Traveller Caravan Sites	Sets out criteria for assessing proposals for permanent or halting sites.			
H7: Gypsy and Traveller Requirements for New Residential Developments	Identifies which new development sites must include provision for sites for gypsies and travellers.			
<b>Community Facilities</b>				
CF1: Existing Community and Site Facilities	Sets out criteria for assessing proposals within existing community sites and facilities.	1. Produce and adopt planning brief or masterplans 2. Adopt relevant supplementary guidance	ACC: Development Management / Development Plan Team	Adoption alongside LDP
CF2: New Community Sites and Facilities	Sets out criteria for assessing proposals for new community facilities in the Local Development Plan.			

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
Protecting and Enhancing the Natural Environment				
NE1: Green Space Network	Identifies, protects and promotes a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, water-bodies, promoting opportunities for outdoor recreation, nature conservation and landscape enhancement.	1. Review and update of Open Space Audit and Strategy.	ACC	Review ongoing
NE2: Green Belt		2. Prepare a Sports Pitch Strategy for Aberdeen	ACC: Education, Culture and Sport	Progressing
NE3: Urban Green Space	To avoid urban sprawl, maintain landscape setting, provide access tom open space and direct planned growth to appropriate locations.	3. Adopt Supplementary Guidance on a Woodland Strategy for Aberdeen	ACC: Environmental Policy, Housing and Environment, and The Forestry Commission	Progressing
		4. Develop local flood risk manangement plan	ACC and Aberdeenshire Council, SEPA, and Scottish Water	Progressing
NE4: Open Space Provision in New Development	Protects urban green space and sets out conditions on which development on urban green space may be acceptable.	5. Adopt Supplementatry Guidance on Drainage Impact Assessment	ACC and Aberdeenshire Council, SEPA, and Scottish Water	Complete
NE5: Trees and Woodland		6. Develop supplementary guidance for Marine Spatial Planning.	ACC and Aberdeenshire Council	Awaiting development of guidelines and regulations by Scottish Government
NE6: Flooding and Drainage	Provides minimum standards for the provision of open space in new residential development.	7. Adopt relevant supplementary guidance - Natural environment chapter of the SG	ACC: Environmental Policy Team, NESBREC and SNH	Adoption alongside LDP
		8. Prepare further guidance to assist in assessing the impact of development on the natural environment.	ACC: Environmental Policy Team	Technical Advice Note 7: Natural Heritage prepared. Adoption early 2017
	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	9. Core Path annual survey to form prioritisation list	ACC: Environmental Policy Team	Ongoing

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<p>NE7: Coastal Planning</p> <p>NE8: Natural Heritage</p> <p>NE9: Access and Informal Recreation</p>	<p>disposal of sewage.</p> <p>Sets out requirements to protect and enhance Aberdeen City's coastal environment and to identify areas that are suitable for development.</p> <p>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</p> <p>Protects and enhances core paths, rights of way, other paths and access rights.</p>		<p>ACC: Environmental Policy Team</p>	

### 3.0 Policy Actions

Policy	Summary Policy Purpose	Action/Status/Milestone	Responsible Agency	Timescales
<b>Resources: Minerals, Energy, Waste</b>				
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 explore the need for establishing a forum with the Strategic Development Planning Authority, where the two City and Shire Councils and operators in the region can share knowledge and coordinate action at the regional level.	Aberdeen City and Aberdeenshire Councils and the SDPA	To be established with the SDPA.
R2: Degraded and Contaminated Land	Promote restoration of degraded or contaminated land	2. Adopt relevant supplementary guidance.	ACC: Development Management/ Development Plan Team	Adoption alongside LDP
R3: New Waste Management Facilities	Sets criteria for waste management facilities	3. Adopt a low carbon city energy strategy.	ACC: Environmental Policy	Ongoing
R4: Sites for New Waste Management Facilities	Safeguards sites for waste related facilities	4. Produce and adopt Technical Advice Note on sustainable design.	ACC: Development Plan Team	Ongoing
R5: Energy from Waste	Outlines criteria for proposal for energy from waste recovery facilities.			
R6: Waste Management Requirements for New Developments	Outlines criteria for waste management facilities within domestic and commercial proposals			
R7: Low and Zero Carbon Buildings, and water efficiency	Requires new buildings to incorporate low and zero carbon technologies to ensure that there is a 15% reduction in carbon dioxide emissions, and for all new buildings to use water saving technologies and techniques.			
R8: Renewable and Low Carbon Energy Developments	Promotes the development of renewable and low carbon energy schemes.			
<b>Monitoring</b>				
Annual Monitoring Statement	Monitoring will be an ongoing process throughout the life of the Plan. Monitoring data will be collated to publish an annual monitoring statement to identify if the aims and objectives of the plan are being achieved. Where difficulties with the implementation of policy arise new actions can be identified.	Publish Annual Monitoring Statement	ACC: Development Plan Team	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 will have on transport infrastructure. A package of transport projects has been identified to mitigate this impact and a Strategic Transport Fund (STF) set up.

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

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

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

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

A legal challenge was lodged at the Court of Session (Inner House) in August 2015 by the Elsick Development Company Ltd and Goodgrun 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 has been granted leave to appeal that decision to the Supreme Court and, at the time of writing, awaits the outcome of this process. Should the appeal be upheld then the Council retains the right to apply the Strategic Transport Fund policy as per the arrangements set out in the SDPA’s Supplementary Guidance.

## 4.2 School Estates

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

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

#### 4.3 Key Contacts for agencies and infrastructure providers

Organisation	Contact	Email	Telephone	Address
Nestrans	Kirsty Chalmers	kirchalmers@nestrans.org.uk	01224 627674	Nestrans Archibald Simpson House 27-29 King Street Aberdeen AB24 5AA
SEPA		planning.aberdeen@sepa.org.uk	01224 266600	SEPA Planning Service Inverdee House Baxter Street Torry Aberdeen, AB11 9QA
Scottish Water	Rebecca Williams		0141 414 7713	Scottish Water Second Floor North The Bridge Buchanan Gate Business Park Cumbernauld Road Steeps Glasgow G33 6FB
Scottish Natural Heritage	FOA SNH Planning Advisor, North	TAYSIDE_GRAMPIAN@snh.gov.uk		Scottish Natural Heritage Great Glen House Leachkin Road Inverness IV3 8NW
Developer Obligation	Adam Sime	developerobligations@aberdeenshire.gov.uk	01330 825518	Legal and Governance Aberdeenshire Council c/o Banchory Area Office The Square Banchory AB31 5RW

NHS Grampian	Allan Robertson	Allan.robertson1@nhs.net	01224 558734	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	01224 523762	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Education	Andrew Jones	ajones@aberdeencity.gov.uk	01224 523042	Aberdeen City Council Business Hub 13 Level 2 North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Transportation Strategy and Programmes	Joanna Murray	joannamurray@aberdeencity.gov.uk	01224 522618	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
Aberdeen City Council Roads Authority	Mark Wilkie	mwilkie@aberdeencity.gov.uk	01224 523482	Aberdeen City Council Business Hub 4 Ground Floor North Marischal College Broad Street Aberdeen, AB10 1AB
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