

A blue silhouette of the Aberdeen skyline is positioned at the top of the page. It includes various architectural features such as spires, domes, and a central statue on a pedestal. The background behind the skyline is a light blue sky with white clouds. The entire top section is framed by a blue border.

# Proposed Aberdeen Local Development Plan 2020



# Aberdeen Local Development Plan – Proposed Plan

<b>Forewords</b>	<b>4</b>	<b>4</b>	<b>Monitoring and Review – Infrastructure Planning and Delivery</b>	<b>40</b>
<b>1 A Sustainable Vision for Aberdeen</b>	<b>9</b>		Infrastructure Requirements for Masterplan Zones	41
<b>2 How to use this Plan</b>	<b>18</b>		Monitoring Infrastructure and Development Delivery	43
National Planning Framework for Scotland	19		<b>Delivering Sustainable Communities</b>	<b>44</b>
Aberdeen City and Shire Strategic Development Plan	20	5	Health and Wellbeing	45
Aberdeen Local Development Plan – Working Towards the Vision	20	6	Protecting and Enhancing the Natural Environment	49
		7	Quality Placemaking by Design	59
		8	Using Resources Sustainably	68
		9	Meeting Housing and Community Needs	75
<b>3 The Spatial Strategy</b>	<b>21</b>	10	The Vibrant City	83
Overview	22	11	Delivering Infrastructure, Transport and Accessibility	90
Brownfield Sites	24	12	Supporting Business and Industrial Development	97
Greenfield Development	24	13	Glossary	102
Land Release	25	14	Appendices	106
Delivery of Mixed Communities	26		1. Brownfield Sites	107
Growing Aberdeen	26		2. Opportunity Sites	108
• Bridge of Don / Grandhome	26		3. Masterplans and Development	124
• Dyce, Bucksburn and Woodside	26		4. Supplementary Guidance and Aberdeen Planning Guidance	124
• Kingswells and Greenferns	26		5. Schedule of Land Owned by Local Authority	125
• Countesswells	26			
• Deeside	26			
• Loirston and Cove	26			

Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council – Licence No. 100023401 (2020). The Ordnance Survey mapping within this publication is provided by Aberdeen City Council under licence from Ordnance Survey in order to fulfil its public function as a planning authority. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping for their own use. [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

# Policy Areas

## 3 The Spatial Strategy

LR1	Land Release Policy	25
LR2	Delivery of Mixed Use Communities	26

## 5 Health and Wellbeing 45

WB1	Healthy Developments	46
WB2	Air Quality	47
WB3	Noise	48
WB4	Specialist Care Facilities	48
WB5	Changing Place Toilets	48

## 6 Protecting and Enhancing the Natural Environment 49

NE1	Green Belt	50
NE2	Green and Blue Infrastructure	52
NE3	Our Natural Heritage	54
NE4	Our Water Environment	56
NE5	Trees and Woodland	58

## 7 Quality Placemaking by Design 59

D1	Quality Placemaking	59
D2	Amenity	61
D3	Big Buildings	62
D4	Landscape	63
D5	Landscape Design	64
D6	Historic Environment	65
D7	Our Granite Heritage	66
D8	Windows and Doors	66
D9	Shopfronts	67

## 8 Sustainable use of Resources 68

R1	Minerals	68
R2	Degraded and Contaminated Land	69
R3	New Waste Management Facilities	69
R4	Energy from Waste	70
R5	Waste Management Requirements for New Development	71
R6	Low and Zero Carbon Buildings, and Water Efficiency	71
R7	Renewable and Low Carbon Energy Developments	72
R8	Heat Networks	73

## 9 Meeting Housing and Community Needs 75

H1	Residential Areas	75
H2	Mixed Use Areas	76
H3	Density	76
H4	Housing Mix and Need	77
H5	Affordable Housing	78
H6	Gypsy and Traveller Caravan Sites	79
H7	Student Accommodation Developments	79
H8	Houses in Multiple Occupation and Overprovision	80
CF1	Existing Community Sites and Facilities	82
CF2	New Community Facilities	82

## 10 The Vibrant City 83

VC1	Vibrant City	84
VC2	Tourism and Culture	84
VC3	Network of Centres	85
VC4	City Centre and Retail Core	86
VC5	City Centre Living	86

VC6	West End Area	87
VC7	West End Shops and Cafes	87
VC8	Town, District, Neighbourhood and Commercial Centres	87
VC9	Out of Centre Proposals	88
VC10	Local Shop Units	88
VC11	Beach and Leisure	89
VC12	Retail Development Serving New Development Areas	89

## 11 Delivering Infrastructure, Transport and Accessibility 90

I1	Infrastructure Delivery and Planning Obligations	91
T1	Land for Transport	93
T2	Sustainable Transport	94
T3	Parking	95
CI1	Digital Infrastructure	96
CI2	Telecommunications Infrastructure	96

## 12 Supporting Business and Industrial Development 97

B1	Business and Industrial Land	98
B2	Business Zones	98
B3	Aberdeen International Airport and Perwinnes Radar	99
B4	Aberdeen Harbour	100
B5	Energy Transition Zones	101
B6	Pipelines, Major Hazards and Explosive Storage Sites	101



## Foreword, Convenor of Strategic Place Planning

Health and wellbeing are key components of creating successful, sustainable places. **National Planning Framework 3, Scottish Planning Policy and the Aberdeen City and Aberdeenshire Strategic Development Plan** all highlight the relationship between well-planned places, a healthy lifestyle, wellbeing and social inclusion.

Planning and health and wellbeing have historic connections. Planning by public authorities was initially used as a mechanism for improving the health of the working population in the Victorian era. More recently, good health and wellbeing are intrinsically linked to the **UN Sustainable Development Goals** in particular **Goal 3: Ensure healthy lives and promote wellbeing for all at all ages**.

Ensuring physical and mental health and wellbeing goes beyond providing healthcare services, development should create a healthy environment whilst not contributing to negative health outcomes. This relies on creating environments that foster better health, have reduced inequalities in wellbeing and which allow people to live active, engaged, independent and healthy lifestyles.

The Aberdeen Community Planning Partnership's **Local Outcome Improvement Plan 2016-2026 (LOIP)** notes there are wide divisions in health and life expectancy between the richest and the poorest communities in our City, with a 14 year life expectancy gap reported between some areas. The LOIP aims to help individuals and communities look

after their health, particularly through the choices they make and lifestyles they adopt. Consideration also has to be given to future need, changing demographics, an ageing population and dementia friendly design. Evidence has shown well planned local environments and good quality housing can have a substantial impact on the quality of life of someone living with dementia, and more widely to the general population.

As outlined by the **World Health Organisation: Preventing disease through healthy environments (2016)**, city planning and management are of particular importance for reducing the burden of unhealthy environments. The creation of places which foster physical and mental health and wellbeing is dependent on policies being considered holistically. Local development plan policies on open space, natural environment, sustainable and active travel, housing, food growing, energy, heating, and quality placemaking by design all facilitate health and wellbeing implicitly, whereas policies on air quality, noise, and specialist care facilities are more direct in their link to health and wellbeing. As such;

- Safe, convenient active travel and good neighbourhood design promotes physical activity, enhances social connections and strengthens mental health.
- Compact neighbourhood design with walkable local facilities and public transport accessibility allows car free access to services, amenities and employment which increase health benefits and reduces the impact of poverty.
- Increased access to natural and planned open space with varied and safe opportunities to play and meet has a positive impact on physical activity levels and mental health.





- A mix of good quality affordable homes of all types and sizes to meet differing needs increase health benefits and reduces the impact of poverty.
- Protection from environmental hazards; increasing air and water quality, reducing noise pollution, and reducing carbon emissions has a positive impact on physical and mental health.

The Planning (Scotland) Act 2019 brings health to the forefront of planning once more. Health Impact Assessments will ensure the health and wellbeing needs of Aberdeen's population, and the likely effects of development and use of land on those health needs are assessed.

This is the first Local Development Plan to be produced since the formation of the Aberdeen Integration Authority. As a result of the Joint Working (Public Bodies) legislation, the local authority now has a vested interest and responsibility to improve the health and wellbeing of all citizens of Aberdeen and is able to bring its planning levers to bear.

We now have the opportunity to use our spatial planning for the next 10 years, to focus on improving the health and wellbeing of citizens. But we also have to use our spatial planning in order to support the energy transition of the city to enable the achievement of net zero emissions of all greenhouse gases by 2045 whilst also ensuring the continued economic success of the city. So a triple aim of this local development plan is

- To improve the health and well being of our citizens,
- To support the energy transition of the city to zero emissions
- To support the continued economic vibrancy of the city through the facilitation of expansion in all the infrastructure required to enable economic growth

To achieve this triple aim, we need to use the full development management cycle and the decision making within this cycle, to support the realisation of the triple aim. Opportunities to influence outcomes of planning decisions include:

- Masterplanning processes
- Pre-application conversations
- Consultation on planning applications
- Delivery and implementation of development

I would like to thank all those who have contributed to the development of the local development plan and I look forward to supporting the triple aim objectives through the development management cycle.

**Cllr Marie Boulton, Convenor, Strategic Place Planning Committee**





# Foreword, Chair of the Aberdeen Community Planning Partnership

Our vision is of Aberdeen as ‘a place where all people can prosper’. The Local Outcome Improvement Plan (LOIP) sets out a ten-year programme for how Community Planning Aberdeen will realise this vision by 2026, in partnership with local people, places and communities. The LOIP was first developed by the Partnership in 2016 and, almost two and a half years later, Community Planning Aberdeen has been reflecting on how far we have come in achieving our vision. A vision which matches the triple aim objectives of this Local Development Plan:

- To improve the health and wellbeing of our citizens
- To support the energy transition of the city to zero emissions
- To support the continued economic vibrancy of the city

## So, what do we know?

### Health and wellbeing of our citizens

The population needs assessment shows wide divisions in health and life expectancy between the richest and the poorest communities in our city. Given people living just a few streets apart in some areas of Aberdeen find themselves with life expectancies more than 14 years apart, we have committed to addressing this through a stretch outcome to increase the healthy life expectancy for the people of Aberdeen. As the quality of the place we live can have a major impact on people's health

and wellbeing we have identified a number of improvement projects that will help us to achieve this outcome. They include reducing food poverty through extending food provision and promoting the benefits of community food growing; reducing Aberdeen's carbon footprint through reducing waste and supporting active travel by increasing cycling and walking opportunities across the city. We are also working with communities to prepare resilience plans to help communities to come together to support each other.

### Energy Transition of the City

In response to the Climate Change Act, we have seen significant momentum building to respond to the emerging challenges and opportunities that policy presents. With the rapid transfer of oil and gas expertise to develop low carbon solutions, Aberdeen is well positioned to respond and our city's role in contributing to decarbonisation will be key. The reality is that Aberdeen is strategically placed to enable local, national and international energy transition through its economic and industrial strengths in energy. Our Regional Economic Strategy and the LOIP both identify energy transition as priorities. That means, as a council and as a city we need to work to diversify our economy by ensuring green infrastructure investments are being developed and all our young people can access skills, training and job opportunities. This Local Development Plan provides that strategic and policy commitment with clarity around the spatial implications of energy transition in the years ahead. In turn this sends a message out to business and investors that Aberdeen continues to be a key business base and a major contributor to Government targets towards net zero. It builds on the council's delivery of Hydrogen Aberdeen, and our collaborative work with industry and universities as part of our City Region Deal. This Plan will enable





us to secure the maximum environmental, social and economic benefits for all the people living, working and investing in Aberdeen.

### **Economic Vibrancy of the City**

Our data shows some indication of an improving economic situation over the last two years. There has been an increase in hotel occupancy from 56.6% to 62.5% and city centre premise occupancy rates have increased to 90.8%. The number of new jobs being created from inward investment projects has increased alongside a 14% increase in business gateway growth companies being accepted into Scottish Enterprise's growth pipeline. Business Gateway start up numbers have also increased by 6%. We expect to see further improvement in our economic data in the months to come as a result of our efforts to rejuvenate the City Centre and the major infrastructure developments taking place.

There has been a power of work across the Partnership which needs to be acknowledged and celebrated, but there is still so much to be done. The data has allowed us to make an honest appraisal of where Aberdeen is as a City and where the Partnership is in terms of meeting the needs of our communities. The refreshed LOIP refocuses the Partnership on those critical issues through our 15 new stretch outcomes which communicate what will be different by the end of this ten-year plan. This marks a maturing of how we are working together and in partnership with our communities. It signals our joint commitment, confidence and ambition to achieve our vision of Aberdeen as a place where all people can prosper.

I am delighted both as chair of the Aberdeen Community Planning Partnership and as Co-Leader of Aberdeen City Council, to see the Local Development Plan being aligned to the ambitions

we have for improving outcomes for the place, economy and people of Aberdeen. It is my intention to explore further how the licensing powers of the council can also be more deliberately used to contribute to the triple aims set out in this plan whilst also exploring how the trading standards function of council can also be used.

### **Cllr Jenny Laing, Chair of Aberdeen Community Planning Partnership**





## Foreword, Convenor of Integrated Children Services

There is growing evidence that the first 1000 days of a child's life are crucial in their overall lifespan, with the rate of brain development especially important within this timeframe. Indeed the rate of brain development prior to birth, and the physical and environmental conditions in which the foetus develops are critical factors in establishing the likelihood of positive life outcomes for us all. The optimal rate of development cannot be repeated and poor brain development can lead to a number of infectious and non communicable diseases such as obesity, diabetes and psychiatric illness developing in later life. Our increased knowledge and awareness of causes, consequences and outcomes allows us to take steps to prevent these poorer outcomes from becoming a reality. We are taking steps already, but the deliberate use of the planning levers available to us as council, within this local development plan, is a bold first step in linking planning directly to outcomes being experienced by children.

The United Nations Convention on the Rights of the Child contains 54 articles declaring how states should protect the interests of children to "ensure to the maximum extent possible the survival and development of the child". It is critical therefore that we use all the powers available to us as a layer of government to maximise the development of all children in Aberdeen.

We plan for the future of our communities to ensure the future prosperity and wellbeing of our children

and their families. It is vital therefore that the voice of today's children have been heard and reflected in this future spatial plan. Aberdeen has started the process of becoming a Child Friendly City through its partnership with Unicef on the Child's Rights Partners programme. The goal of the programme is to change the way councils work with and for children, create opportunities for children and families to have a say in the delivery of services and ensure children are surrounded by responsive, connected and empowered support.

It is our intention to produce a child friendly version of the local development plan, thereby paving the way for future discussions on planning and city creation.

### **Cllr John Wheeler, Convenor of Integrated Children Services**





A photograph of a well-maintained garden. A gravel path leads from the bottom center towards a small bridge in the distance. The path is flanked by green lawns. On the left, there are dense green bushes and trees. On the right, there are more trees, including some with vibrant red foliage. The background shows a clear blue sky with a few wispy clouds.

# 1 A sustainable vision for Aberdeen



## Context

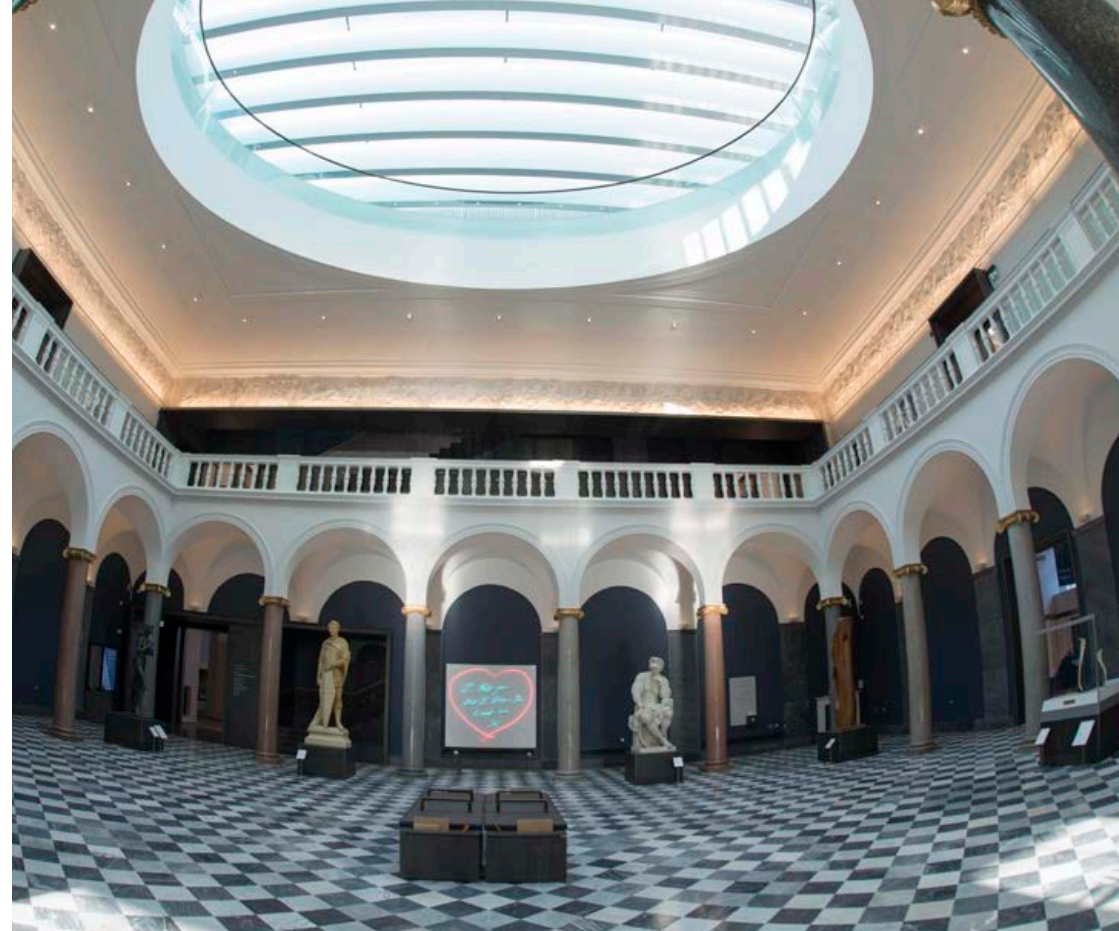
- 1.1 Planning's role has long been one of managing multiple complex and often competing factors to arrive at a well-considered and balanced decision. Its origins stem from a realisation that an imbalance had developed in society during the industrial revolution, and that a system was needed to correct and shepherd future development. Much like the modern-day principles of sustainable development, planning has always sought to balance social, environmental and economic needs, to deliver development that is sustainable, and where possible balance these three pillars of society.
- 1.1.1 Climate Change is now recognised internationally as one of the greatest challenges facing the planet. Responding to the Intergovernmental Panel on Climate Change (IPCC) statement that, **"Limiting global warming to 1.5°C would require rapid, far-reaching and unprecedented changes in all aspects of society."** Scotland has set an ambitious target of achieving Net Zero by 2040 and reducing its emissions by 75% by 2030. To achieve this all aspects of society and the economy must be mobilised to reduce emissions across all sectors.
- 1.1.2 At its heart, the planning system in Scotland seeks to deliver sustainable healthy communities. This is enshrined at all levels of the planning system, from The Planning (Scotland) Act 2019 through the National Planning Framework, Scottish Planning Policy, down to Local Development Plans and Aberdeen Planning Guidance. The planning hierarchy requires that these principles are at the heart of Local Development Plans and that they specifically aim to deliver places which are sustainable and healthy.
- 1.1.3 In Aberdeen, the Local Development Plan begins this process by assessing all development bids against our sustainability checklist. This checklist scores development bids against 21 criteria which include amongst others, natural conservation, landscape fit, accessibility, proximity to facilities such as health, access to active travel routes and to public transport. All of our site assessments are made public and are available on our website as well as being reported to committee with the Local Development Plan.
- 1.1.4 These checklist scores are then used to help determine which sites best achieve the Local Development Plan's goals of delivering high quality places which are sustainable and healthy. In parallel to this, the policies within the Plan aim to support the sustainable delivery of these developments.
- 1.1.5 While our policy framework covers areas such as Low and Zero Carbon Buildings, Water Efficiency, Renewable and Low Carbon Energy Developments and Heat Networks it is important to note that all of the policies in the plan have been developed to reduce their impact on the environment or indeed promote environmental objectives.
- 1.1.6 Emphasis has been placed on creating sustainable places and the circular economy, thereby reducing energy use and the need to travel. Ensuring housing, leisure and work are co-located where possible and encourage active or public transport in place of the car.
- 1.1.7 The policies which make for a sustainable place also make for a healthy place. In this plan for the first time our policies have been co-designed with NHS Grampian Health, to ensure wherever possible that a health in all policies approach is taken. In parallel to this, a new chapter focused on Health and Wellbeing has been introduced, and now with the support of the Planning (Scotland) Act 2019, this plan includes a policy on Health Impact Assessments. This policy will seek to ensure that where possible, all development maximises opportunities to positively impact on health outcomes.

## Vision to 2032 and beyond

- 1.2 This Local Development Plan represents Aberdeen City Council's land use strategy for Aberdeen for 10 years from 2022. Its aim is to support the Council's vision of creating a sustainable and socially equitable future for the city, as the home to its residents, as the regional centre of the North East, and as one of Scotland's most important economic engines.
- 1.2.1 Aberdeen is a global city, an ambitious city, a city with a long history of being unafraid to change or reinvent itself. In economic terms a city that has gone through many periods of growth and retraction and moved its economic focus to embrace opportunity when it arose. In social terms a city with a strong sense of community, yet a global city made up of many

different and distinct communities. And all of this in the environment of a compact coastal city, surrounded and intersected by greenspace and rivers. A city with an extensive network of open space, core paths and a growing active travel network. A city with a magnificent coastline facing out to the North Sea, and it is from the North Sea that it has gained its recent global status.

- 1.2.2 Recognised internationally as a global leader in the oil and gas industry, the influence of this, and its supporting industries, have been considerable over the past four decades. Helping to raise living standards in the city and contributing to income levels above the national average, it has also resulted in strong rates of employment and provided opportunities across a range of supporting sectors.
- 1.2.3 Aberdeen has become a premier centre for business and education with two world class universities. Innovation has been driven forward by these universities working with industry, and partnerships have been forged across sectors to support this. Aberdeen City Council has been an intrinsic partner in this process. Working with partners including those within the European Union, Aberdeen has developed the largest hydrogen bus fleet in Europe and an extensive range of supporting infrastructure.
- 1.2.4 This innovation, in conjunction with the energy sector's existing expertise, is helping many traditional oil and gas companies move away from fossil fuels to new technologies which are low, or zero carbon. Aberdeen is well placed to capitalise on this energy transition and has already seen significant investment in the sector. In this plan we have identified our first **Energy Transition Zone** a land use zoning and supporting policy specifically aimed at supporting the delivery of low and zero carbon technologies, placing Aberdeen at the forefront of this emerging industry. The **Energy Transition Zone** has been placed adjacent to Aberdeen's South Harbour Extension and the rail line to maximise the development opportunities.
- 1.2.5 Aberdeen's City Region Deal is helping to build on these innovations by supporting the delivery of a range of infrastructure, from transport to high speed broadband. This in turn is enabling regional diversification into other sectors such as life sciences, renewable and alternative energy, food and drink, and technology and digital. The city's transport network continues to be improved with the delivery of the Aberdeen Western



Peripheral Route, expansion of the Airport and a range of other transport projects across the city.

- 1.2.6 As Scotland's third largest city, Aberdeen also remains an important regional centre for culture, retailing and leisure. Aberdeen's built environment is a legacy of an earlier period of strong economic growth in the 19th century, which saw the city gain global recognition for its exports of granite. This granite heritage gives Aberdeen its other name, **The Granite City**, but more importantly has resulted in a wealth of listed buildings, conservation areas and other cultural and artistic assets including art galleries, theatres and museums. In recent years, supported by Aberdeen City Council, many of these buildings have been restored and extended and a complementary program of festivals introduced to celebrate these cultural assets.

The Future

1.3 If Aberdeen is to maintain this momentum however, new challenges have to be faced, and its future depends on how well it responds to them. While Aberdeen has seen great success, not all of its residents have benefited equally, and to compound this climate change now poses one of the most significant challenges ever faced by mankind. While the Local Development Plan is a land use planning document its reach and influence is often broad. If we are to achieve a sustainable and socially equitable future, the Local Development Plan must play its part, leading where it can and supporting other plans where it cannot. In that sense the Local Development Plan represents one of the tools Aberdeen can use to respond to these significant challenges.

1.3.1 The Aberdeen Local Development Plan 2022 is a clear 10 year planning framework for the city. The Aberdeen of the future will be sustainable, inclusive, vibrant, adaptable and prosperous. In a future of reduced resources, we must ensure that we push ourselves to achieve the best outcomes for our residents while limiting our impact on the planet. This can only be done by ensuring we use resources wisely and measure our effectiveness to gauge our success. To meet these aims we have ensured that the Local Development Plan includes three sets of metrics:

- A. To assess our impact in terms of Sustainability  
The United Nations Sustainable Development Goals (SDG)
- B. To assess our impact in terms of Health  
The Scottish Governments Health Priorities for Scotland
- C. To assess our impact in terms of the Cities Social Priorities  
Local Outcome Improvement Plans Stretch Outcomes.

A The United Nations Sustainable Development Goals (SDG)



1.3.2 The 17 Sustainable Development Goals (SDGs) of the 2030 Agenda for Sustainable Development are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including those related to poverty, inequality, climate, environmental degradation, prosperity, and peace and justice. The interrelated goals must be achieved by 2030. The integration of the SDG's into the Aberdeen Local Development Plan 2022 are the early stages of an increasingly focussed approach. In the next Local Development Plan, we intend to inspect the targets that sit beneath the 17 SDG and ensure closer alignment and policy coherence between targets and the Local Development Plan policies. Ultimately, all development can achieve each of the 17 SDGs, however it is accepted that some policies will have a more immediate association to some SDGs. Within the Local Development Plan policies, the associated SDG's are represented. The relevance of Local Development Plan policies in aligning to, and delivering specific SDGs, is shown in Table 1.

1.3.3 The Local Development Plan forms only one part of a multi layered, and multi-agency partnership to achieve the SDGs. The Local Development



Plan sets the land use framework against which the SDGs can be achieved whilst strengthening the city’s reputation as a progressive and attractive place to live, work, play and visit.

**B     Health Priorities for Scotland**

1.3.4 At a national level, and through the Planning (Scotland) Act 2019, the relationship between health and wellbeing and planning is being rediscovered. The six Public Health Priorities for Scotland aim to tackle inequality in health and wellbeing; to achieve this positive social, economic and physical environment is fundamental. By considering the Public Health Priorities for Scotland in the Local Development Plan we aim to better the health and wellbeing for all people at all ages in Aberdeen.

1.3.5 It is of course important to remember that the origins of Town Planning are rooted in improving the health of people, but it is always beneficial to refocus our efforts. To do that all of the polices within the Local Development Plan have been examined with a view to improving and assessing their health impact. Many of the polices, with the help of the **Aberdeen Health and Social Care Partnership**, have been modified to bring health to the fore. A strong focus has been placed on limiting the negative impacts and enhance the positive impacts of all the policies, and a new **Health and Wellbeing** chapter has been added to the plan. This chapter sees the introduction of a **Healthy Development** policy which asks what the health impact of developments is likely to be. For smaller scale developments this will be more limited and easier to gauge but for larger developments this will require a Health Impact Assessment.



1.3.6 All of this is done with a view to helping to deliver these health priorities.

1. A Scotland where we live in vibrant, healthy and safe places and communities.
2. A Scotland where we flourish in our early years.
3. A Scotland where we have good mental wellbeing.
4. A Scotland where we reduce the use of and harm from alcohol, tobacco and other drugs.
5. A Scotland where we have a sustainable, inclusive economy with equality of outcomes for all.
6. A Scotland where we eat well, have a healthy weight and are physically active.

**C     Local Outcome Improvement Plans**

1.3.7 The purpose of creating a healthy and sustainable future is best summed up in the vision for the **Local Outcome Improvement Plan 2016-2026**, ‘a place where all people can prosper.’ In many respects this vision sums up not only the purpose of the SDGs and the Health Priorities for Scotland, but the purpose of planning. It is for this reason that **Community Planning Aberdeen’s (LOIP)** is a useful benchmark against which to measure the success of the Local Development Plan. While the LOIP will be updated periodically throughout the life of the Plan, its stretch outcomes will nevertheless be useful targets against which to assess outcomes. As with the Health Priorities it must always be remembered that as a land use plan, the Local Development Plan can best support the stretch outcomes in the LOIP through creating a health environment and creating opportunities. While not always directly impacting on the outcomes themselves, many cannot be achieved without an appropriate environment.



**Table 1 (over) shows which polices support the Stretch Outcomes**

Table 1: Sustainable Development Goals, Public Health Priorities and Local Outcome Improvement Plan					
Likely impact areas of the Local Development Plan on					
Policy	Policy Name	Sustainable Development Goals	Public Health Priorities	Local Outcome Improvement Plan	
				Impact   Deliver	
LR1	Land Release Policy			1	
	Brownfield	3,7,8,9,11,12,13,15	P1	3,4,5,6,7,8,9,10,11,12,13	
	Greenfield	3,7,8,9,11,12,13,15	P1	3,4,5,6,7,8,9,10,11,12,13	
LR2	Delivery of Mixed-Use Communities	1,3,4,6,7,8,9,11,12,13,15,17	P1,P2,P3,P5,P6	3,4,5,6,7,8,9,10,11,12,13	
WB1	Healthy Developments	1,3,4,6,7,8,9,11,12,13,15,17	P1,P2,P3,P5,P6	3,4,5,6,7,8,9,10,11,12,13	15
WB2	Air Quality	3,7,8,9,11,12,13,15	P1	3,4,5,6,7,8,9,10,11,12,13	
WB3	Noise	3,7,8,9,11,12,13,15	P1	3,4,5,6,7,8,9,10,11,12,13	
WB4	Specialist Care Facilities	1,3,4,6,7,8,9,11,12,13,15 & 17	P1,P2,P3,P5,P6	3,4,5,6,7,8,9,10,11,12,13	
WB5	Changing Place Toilets		P1 & P3	3,4,5,6,7,8,9,10,11,12,13	
NE1	Green Belt	3,6,11,12,13,14,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
NE2	Green and Blue Infrastructure	3,6,11,12,13,14,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
NE3	Our Natural Heritage	3,6,11,12,13,14,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
NE4	Our Water Environment	3,6,11,12,13,14,15	P1	3,4,5,6,7,8,9,10,11,12,13	
NE5	Trees and Woodland	3,7,8,9,11,12,13,15	P1	3,4,5,6,7,8,9,10,11,12,13	

D1	Quality Placemaking	3,6,7,11,12,13,15,17	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	14,15
D2	Amenity	3,11,12,13,15,17	P1, P3, P5 & P6	3,4,5,6,7,8,9,10,11,12,13	14,15
D3	Big Buildings	3,11,12,13,15,17	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
D4	Landscape	3,6,11,12,13,14,15	P1,P2,P3 & P6		14,15
D5	Landscape Design	3,6,11,12,13,15	P1,P3,P5 & P6		14,15
D6	Historic Environment	6,11,12,13,15	P1 & P3		14
D7	Our Granite Heritage	6,11,12,13,15			14
D8	Windows and Doors	11,12			
D9	Shopfronts	11,12			
R1	Minerals	3,8,9,11,12,13,15	P1 & P5	1,13	14
R2	Degraded and Contaminated Land	3,8,9,11,12,13,15	P1 & P5		14
R3	New Waste Management Facilities	3,7,8,9,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	14
R4	Energy from Waste	3,7,8,9,11,12,13	P1 & P5	1,13	14
R5	Waste Management Requirements for New Development	3,9,11,12,13	P1 & P5	1,13	14
R6	Low and Zero Carbon Buildings, and Water Efficiency	3,6,7,9,11,12,13,14,15	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	14
R7	Renewable and Low Carbon Energy Developments	3,6,7,9,11,12,13,14,15	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	14
R8	Heat Networks	7,8,9,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	14

H1	Residential Areas	1,3,4,6,7,8,9,11,12,13,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
H2	Mixed Use Areas	1,3,4,6,7,8,9,11,12,13,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
H3	Density	3,11,12,13 & 15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	14
H4	Housing Mix and Need	3,10,11 & 12	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
H5	Affordable Housing	3,10,11,12	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
H6	Gypsy and Traveller Caravan Sites	3,10,11,12	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
H7	Student Accommodation Developments	1,3,4,6,7,8,9,11,12,13,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
H8	Houses in Multiple Occupation and Overprovision	1,3,4,6,7,8,9,11,12,13,15	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
CF1	Existing Community Sites and Facilities	3,10,11,12,13,15	P1,P3 & P5	3,4,5,6,7,8,9,10,11,12,13	
CF2	New Community Facilities	3,10,11,12,13,15	P1,P3 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC1	Vibrant City	8,11,12 & 13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC2	Tourism and Culture	8,11,12 & 13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC3	Network of Centres	8,11,12 & 13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC4	City Centre and Retail Core	8,11,12 & 13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC5	City Centre Living	3,7,8,9,10,11,12,13,15	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	14
VC6	West End Area	3,4,7,8,9,11,12,13,15	P5	3,4,5,6,7,8,9,10,11,12,13	
VC7	West End Shops and Cafes	8,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	

VC8	Town, District, Neighbourhood and Commercial Centres	8,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC9	Out of Centre Proposals	8,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC10	Local Shop Units	8,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC11	Beach and Leisure	8,11,12,13	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
VC12	Retail Development Serving New Development Areas	3,8,9,10,11,12,13,15	P1 & P5	3,4,5,6,7,8,9,10,11,12,13	
I1	Infrastructure Delivery & Planning Obligations	1,2,3,4,6,7,8,9,10,11,12,13,14,15,17	P1,P2,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	
T1	Land for Transport	3,8,9,11,12,13,14,15	P1,P3,P5 & P6		15
T2	Sustainable Transport	3,8,9,11,12,13,14,15	P1,P3,P5 & P6	3,4,5,6,7,8,9,10,11,12,13	15
T3	Parking	3,8,9,11,12,13,15	P1, P3, P5 & P6	11	15
CI1	Digital Infrastructure	8,9,11,12	P5	1,13	
CI2	Telecommunications	8,9,11,12	P5	1,13	
B1	Business and Industrial Land	3,8,9,11,12,13,15	P5	1,13	
B2	Business Zones	8,9,11,12	P5	1,13	
B3	Aberdeen International Airport and Perwinnes Radar	8,9	P5	1,13	
B4	Aberdeen Harbours	8,9	P5	1,13	
B5	Energy Transition Zone	3,6,7,9,11,12,13,14,15	P5	3,4,5,6,7,8,9,10,11,12,13	
B6	Pipelines, Major Hazards & Explosive Storage Sites	3,8 & 9	P5	1,13	



## Local Development Plan in context

### Context

- 1.4 The Local Development Plan is not written in isolation. Engagement, consultation and conversations on its content through the Pre-Main Issues and Main Issues Report stage are fundamental in shaping the document, alongside analysis of international, national, and local strategies and policies. The Local Development Plan is responsible for balancing the intricacies of these differing elements with the aim of achieving a spatial strategy and policies for the future land use in Aberdeen. As mentioned above the Local Development Plan is only one of the tools available to the Council to help achieve its goals and objectives.

### Council

Local Outcome Improvement Plan  
City Centre Masterplan  
Core Paths Plan  
Open Space Strategy  
Food Growing Strategy  
Local Transport Strategy  
Local Housing Strategy  
Culture Aberdeen  
Air Quality Action Plan  
Climate  
Roads Hierarchy  
Sustainable Urban Mobility Plan

### Regional

Aberdeen City and Shire Strategic Development Plan  
Regional Transport Strategy  
Regional Economic Strategy  
Tourism Strategy  
River Dee Catchment Management Plan

### National & International

UN Sustainable Development Goals  
National Planning Framework 3  
Scottish Planning Policy  
Designing Streets  
Creating Places  
Our Place in Time  
Historic Environment Policy for Scotland  
Marine Spatial Plan  
Water Framework Directive  
Climate Change (Scotland) Act 2009  
Other local Authorities LDP  
Health Priorities for Scotland  
Scotland's Forestry Strategy





### Child Friendly Version of the Local Development Plan 2022

- 1.5 As the Local Development Plan covers a 10 year timeframe is it important to ensure young people and children are included in discussions. The benefits of doing so increase awareness of the Local Development Plan, increase participation and confidence when engaging with spatial planning and ensure we create a city for all. Aberdeen has started the process of becoming a Child Friendly City through its partnership with Unicef on the Child's Rights Partners programme. The goal of the programme is to change the way councils work with and for children, create opportunities for children and families to have a say in the delivery of services and ensure children are surrounded by responsive, connected and empowered support.

It is our intention to produce a child friendly version of the Local Development Plan after it is adopted, thereby paving the way for future discussions on planning and city development.

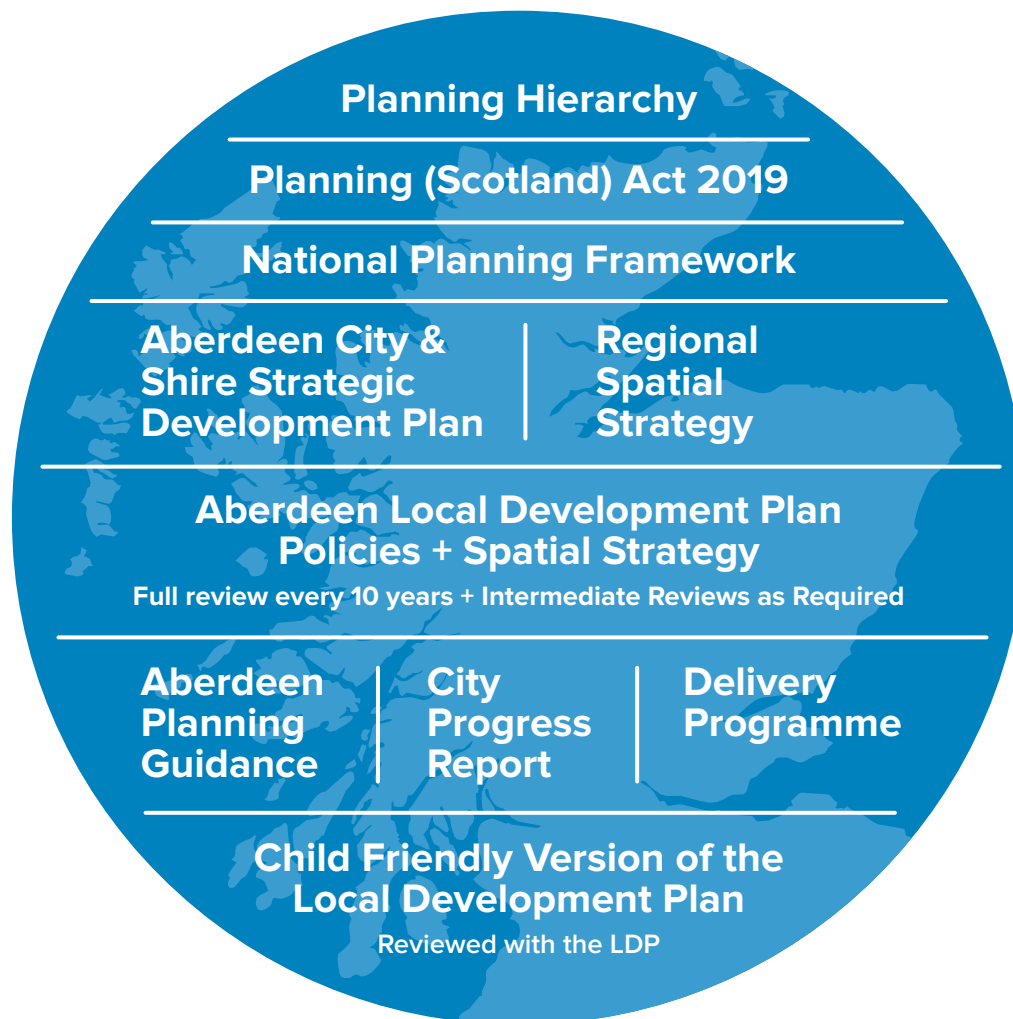






## 2 How to use this plan





- 2.1 In 2019 the Planning (Scotland) Act came into force. This has introduced many changes which will come into force in line with a timetable being produced by the Scottish Government. While this Plan cannot reflect all these changes, until such time as they have come into force, it has introduced those appropriate at this time.

- 2.2 The National Planning Framework (NPF3) is currently under review and its replacement (NPF4) will set out Scotland's vision for the future as well as introducing national policies on various topics. The current National Planning Framework (NPF3) reflected Aberdeen's position as Scotland's third largest city and significant economic engine, and together with the rest of the North East, the important role it plays in Scotland's success. Its key vision for Scotland's spatial development was to create:

- a successful, sustainable place;
- a low carbon place;
- a natural, resilient place; and
- a connected place.

- 2.3 NPF3 did this by identifying a number of important infrastructure projects across the North East, and in Aberdeen specifically. Many of these, such as rail improvements from Aberdeen to Inverness and the Central Belt, Aberdeen South Harbour Extension, the AWPR, Improvements to Aberdeen Airport and the Dualling of the A96, are either now completed, or well under way. These projects were deemed essential to Aberdeen's continued success and were reflected in Aberdeen's City Region Deal. Planning authorities must take NPF3 into account when preparing local development plans and it is a material consideration in determining planning applications. This will remain the position until it is replaced by NPF4.

- 2.4 Until the new NPF4 is in place the Aberdeen Local Development Plan will continue to work to the existing NPF3 and the Strategic Development Plan. However once adopted the new NPF4 will represent a material consideration in determining future planning applications. Aberdeen City and Shire Strategic Development Plan

## Aberdeen City and Shire Strategic Development Plan

2.5 The Strategic Development Plan (SDP) represents the regional spatial plan for the City Region. It reflects the National Planning Framework and sets out the strategy for the growth of the North East. The main aims of the Strategic Development Plan are to:

- provide a strong framework for investment decisions which will help to
- grow and diversify the regional economy in a sustainable manner;
- promote the need to use resources more efficiently and effectively whilst
- protecting our assets; and,
- take on the urgent challenges of climate change.

2.6 The Strategic Development Plan promotes four strategic growth areas which will be the focus for development. These strategic growth areas are Aberdeen City and the three transport corridors between Huntly and Aberdeen, Aberdeen and Laurencekirk and Aberdeen to Peterhead. These growth corridors, through NPF3, have seen significant investment, such as the AWPR, rail improvements and the Aberdeen South Harbour Extension and it is expected that through NPF4 the importance of Aberdeen's success in national terms will continue to be reflected.

## Aberdeen Local Development Plan – Working Towards the Vision

2.7 The Local Development Plan represents our spatial vision for Aberdeen and sets out how we aim to achieve this. It is one of the most important vehicles in delivering the Council's objectives and will have a very significant impact on the city over its lifetime. It does this by identifying which land is being allocated to meet the City's development needs to 2040 and beyond, and it sets out the planning policies we will apply in promoting the healthy and sustainable growth of Aberdeen over this period.

2.8 The Plan has been developed in the context of a new and emerging planning system in Scotland. It has taken account of all changes made to date, for example the removal of statutory supplementary guidance and has been co-designed with NHS Grampian Public Health, to reflect the strengthening relationship between planning and health within the Planning (Scotland) Act 2019.

2.9 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. All sites allocated in the Plan have been assessed against sustainable development and health principles to ensure the most appropriate sites are chosen. We have identified development sites and the scale of development we expect to see on each site. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is contained in Aberdeen Planning Guidance which is approved by Aberdeen City Council. This can relate to specific sites or to specific types of development. We have also prepared a Delivery Programme which sets out what actions are needed for the policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Delivery Programme will be monitored and updated regularly and published annually.

2.10 All development must comply with policies which seek to create a sustainable city. The Local Development Plan contains different types of policies:

- Map based policies, which apply to a specific area on the Proposals Map.
- City wide policies, which apply to all new development proposals.
- Topic policies, which apply to a certain type of development.

2.11 It is important to remember that development proposals will be assessed against a number of policies within the Local Development Plan, so it must be carefully considered as a whole. Reference should also be made to appropriate Aberdeen Planning Guidance and Supplementary Guidance as well as national policy and the Strategic Development Plan.





### 3 The Spatial Strategy



## Overview

- 3.1 Development should meet the needs of the whole community. It should be of the right type in the right place at the right time. Promoting good design, mixing uses and re-using previously developed land will help to deliver good placemaking. The city centre is the commercial, economic, social, civic and cultural heart of Aberdeen. This Plan supports a strong and thriving city centre to deliver the wider strategic aims of the Strategic Development Plan and transformational projects identified in the City Centre Masterplan.
- 3.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses is encouraged. Brownfield sites are expected to contribute an increasing amount of our housing requirements over the period to 2032. The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.
- 3.3 A mixture of house types, employment opportunities and supporting development is important if we are able to offer a wide range of services and facilities which underpin Aberdeen’s role at the core of the city region. All development proposals in this Plan are listed in Appendix 2 and shown on the Proposals Map. They include a wide range of proposals including housing, employment, sport and recreation, infrastructure, community, quarries, energy, regeneration, retail and mixed uses. Some of these were identified in the 2017 Local Development Plan. However, this Plan also includes new proposals including health centres, a new stadium and city centre regeneration proposals. New housing and employment proposals are set out in the next section.

## Housing and Employment Land Requirements

- 3.4 The Proposed Strategic Development Plan 2018 housing allowances and employment land allocations are set out in Table 2 below. The Local Development Plan needs to show how these allowances and allocations will be met.

Table 2 Strategic Development Plan Housing and Employment Land Figures

Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
2020-32	2033-35	2036-40	To 2032	2033-40
5,107	4,500	4,002	105 hectares	70 hectares

- 3.5 Aberdeen will accommodate around half of the new housing and employment land needed to meet the strategic needs of the City Region over the next 20 years as set out in the Proposed Strategic Development Plan 2018. A substantial housing land supply is already in place as a result of sizable allocations and consents. This is resulting in significant planned expansions around Aberdeen. These largely greenfield developments will continue to provide opportunities for exciting new ways of delivering communities guided by detailed masterplans prepared in consultation with local communities.
- 3.6 The Proposed Strategic Development Plan 2018 states that new housing allocations should reuse brownfield land and attempt to utilise the current constrained supply in the first instance. This Local Development Plan endorses that approach and looks to ensure that at least 40% of all new housing in Aberdeen is built on brownfield sites in line with SDP targets. Because we already have substantial greenfield allocations both in and around Aberdeen we have kept our new greenfield housing allocations to a minimum.
- 3.7 This Local Development Plan needs to show how we will meet the 5,107 housing allowance which the Strategic Development Plan sets for Aberdeen for the period to 2032. Potentially, any sites not identified as being ‘effective’ in the 2019 Housing Land Audit (HLA) could be counted towards the allowances for 2020-32. This Plan will include the following:

Greenfield sites identified in the 2017 ALDP but not in the 2019 HLA	42 units
Brownfield Sites identified in the 2019 Brownfield Urban Capacity Study	3,807 units
<b>Total</b>	<b>3,849 units</b>

3.8 We have not counted the 2464 constrained greenfield sites from the 2019 HLA on the basis that most of them are part of larger sites and may not all be delivered during that period. This means we would have up to 3849 units which can be counted towards the 5107 allowances, leaving a shortfall of 1258 units which will be met though the new allocations set out below.

**Table 3 New Housing Allocations for 2020-32**

Reference	Site	Proposal	Issues
OP2	Cloverhill	550 homes	Former employment land. Primary and secondary education capacity issues need to be addressed.
OP12	Silverburn	100 homes	Former employment land. Primary and secondary education capacity issues need to be addressed. Needs to link into OP2 and OP13 – the AECC site.
OP14	Cordyce School, Dyce	50 to 100 homes	Capacity of the site is dependent on design and access issues.
OP6	WTR Site at Dubford	0.57 hectares for housing	Small brownfield housing opportunity that should look to integrate with the neighbouring development at Dubford.
OP4	North Denmore	30 homes	Housing opportunity on land in North Denmore.

OP11	Balgownie Area 4	15 homes	Small housing opportunity on land next to the new development at Home Farm.
OP35	Summerfield House, Eday Road	1.1 hectares for housing	Brownfield housing opportunity.
OP37	Woodend Hospital	7.1 hectares for housing	Large brownfield housing opportunity which includes some open space and listed buildings.
OP26	Old Skene Road	14 homes	Small greenfield site next to Kingswells.
OP66	Granitehill	300 homes	Brownfield housing opportunity in an industrial location. Education capacity issues need to be addressed.
OP69	152 Don Street, Old Aberdeen	50 homes	Well connected brownfield opportunity in a conservation area.
OP76	Raeden (eastern part)	1.48 hectares for housing	Presence of mature trees and walled garden means that only a small part of this site may be suitable for housing.
OP83	Urquhart Building, City Hospital	0.28 hectares for housing	Housing opportunity would allow the re-use of this listed building.
OP89	Kaimhill Outdoor Centre	35 homes	Housing development in conjunction with open space improvements.
OP53	Tillyoch, Peterculter	250 homes	Housing opportunity.
OP54	Craigton, Peterculter	10 homes	Housing opportunity.
OP46	Royal Devenick Park	150 homes	Housing opportunity.



## Brownfield Sites

- 3.10 Redeveloping the urban area can regenerate communities, maintain local services, remove local eyesores, bring land and buildings back into effective use, remediate contamination and reduce the need for car-based travel. It can also be used to create productive open space. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by the benefits. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination will be required prior to the granting of planning permission.
- 3.11 Appendix 1 shows the brownfield sites identified through the Brownfield Urban Capacity Study that have been assessed as suitable for potential future housing development. The Brownfield Urban Capacity Study shows that the sites in Appendix 1, Table 1 have the potential to accommodate up to 3,807 homes depending on the density of development. None of these sites were regarded as effective in the 2019 Housing Land Audit (used as the basis for calculating the Strategic Development Plan allocations) so there is no double counting. We are confident that more brownfield sites will emerge and receive planning consent during the lifetime of the Local Development Plan.
- 3.12 Alongside the brownfield sites identified for housing, there are sites capable of accommodating other uses, such as for business, retail and leisure. These are shown in Appendix 2 along with all other opportunity sites suitable for a variety of uses. This gives further detail and particulars of each site and its capabilities. Opportunity sites are shown on the Proposals Map.

## Period 2 Allowances 2033-35 and Period 3 Allowances 2036-40

- 3.13 We will continue to identify the 3,440 homes at Greenferns, Greenferns Landward, Grandhome and Newhills which the 2017 Local Development Plan identifies for its Phase 2. These sites can be set against the new Period 2 Allowances for 2033-35. We do not propose to identify any further sites to meet the allowances for Periods 2 and 3. Neither Scottish Planning Policy or the Strategic Development Plan requires this Plan to do so. There is already a very healthy and long-term housing land supply in Aberdeen and we do not think that having more longer term allowances is

necessary. Further brownfield, city centre masterplan and other windfall sites will also emerge over the next few years which will augment the already generous supply of housing land which we have.

## Employment Land Allocations

- 3.14 The Proposed Strategic Development Plan 2018 asks Local Development Plans to make sure there is at least 60 hectares of marketable land available to businesses at all times in a range of places within Aberdeen City. In addition, at least 20 hectares of the marketable employment land in the Strategic Growth Areas should be of a standard which will attract high quality businesses or be suitable for company headquarters.
- 3.15 The 2019 Employment Land Audit shows that there is around 210 hectares of marketable employment land in Aberdeen. This figure is reduced to 185 hectares with the re-allocation of Cloverhill. Of this remaining land, around 49 hectares is on allocated sites around the city (Table 4). The rest is on undeveloped land in the existing zoned business and industrial estates such as Findlay Farm, Dyce Drive and Berryhill. Because of this healthy position, we do not consider it necessary to identify any further employment land in this Plan.
- 3.16 In addition, the land currently identified in the LDP 2017 as Phase 2 employment land at OP1 Murcar, OP18 Craibstone North and Walton Farm and OP60 Charleston will be identified as Strategic Reserve Employment Land for the period 2033-40 in line with the Proposed Strategic Development Plan 2018 requirement.

**Table 4 Employment Land Allocations and Strategic Reserve Employment Land**

Employment Land (hectares)	Existing to 2032 (marketable land in brackets)*	Strategic Reserve 2033 to 2040
OP1 Murcar		27 hectares
OP19 Rowett North	34.5 hectares (22.5 hectares)	
OP18 Craibstone North & Walton Farm	1.5 hectares	18.5 hectares
OP29 Prime Four Kingswells	50 hectares (16.5 hectares)	
OP63 Prime Four Extension	13 hectares	
OP34 Greenferns	10 hectares	
OP38 Countesswells	10 hectares (10 hectares)	
OP48 Oldfold	5 hectares	
OP59 Loirston	11 hectares	
OP60 Charleston		20.5 hectares
<b>Total</b>	<b>135 hectares</b>	<b>66 hectares</b>
Strategic Development Plan Allocations	105 hectares	70 hectares
* Marketable Land figures from the 2019 Employment Land Audit. Land Release		

3.17 The greenfield allocations will be assessed against the following land release policy.

## Policy LR1 – Land Release Policy

### Part A – Existing Housing Allocations and Housing Allowances to 2032 and Employment Allocations up to 2032

Housing and employment development on existing allocated sites and housing allowance sites for the period up to 2032 will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

### Part B – Housing and Employment Land for the period 2033 – 2040

Housing and employment development on sites allocated in the period 2033-40 are safeguarded for future development and will be released by a review of the Local Development Plan. Development on a site allocated in these phases or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused. The housing and employment land sites for the period 2033-40 are as follows;

OP9 Grandhome – 2,300 homes (from a total of 7,000)

OP21 Rowett South – 240 homes (from a total of 1,940)

OP22 Greenferns Landward – 500 homes (from a total of 1,500)

OP33 Greenferns – 400 homes (from a total of 1,350)

OP1 Murcar – 27 hectares Employment Land

OP18 Craibstone North & Walton Farm – 18.5 hectares Employment Land

OP60 Charleston – 20.5 hectares Employment Land

3.18 In order to help deliver mixed communities, and assist in the provision of employment land, large sites should include a mix of housing, employment and other uses as set out in masterplans. This will improve the delivery of employment land for new or expanding businesses, support economic growth and deliver sustainable communities.

3.19 The Land Release Policy areas are shown on the Proposals Map, and covers sites with multi-phase allocations and the Phase 2 sites. Where a housing or employment site is wholly phased within the period to 2032, it will be zoned as either H1 Residential or given an appropriate employment zoning, but the LR1 Policy will also still apply to them.



## Delivery of Mixed Use Communities

### Policy LR2 – Delivery of Mixed Use Communities

Other small scale complementary uses will be supported within allocated sites provided there is no conflict with the spatial strategy of the Plan or the achievement of the specified housing and employment provision. Developments including provision for both housing and employment land will be required to service the employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole site.

## Growing Aberdeen

- 3.20 The following expansion areas were identified in the previous Local Development Plan and have been carried over into this one.
- 3.21 Significant land allocations are identified in the Bridge of Don area north of the River Don to support the Energetica Corridor and meet the requirements of the Strategic Development Plan. This seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The most significant proposals are the new community at **Grandhome** and mixed-use opportunities at the former Aberdeen Exhibition and Conference Centre. Former employment land at Murcar has been re-allocated to housing and re-named Cloverhill.
- 3.22 Substantial land allocations are identified in the **Dyce and Bucksburn** A96 corridor close to Aberdeen International Airport, which is one of the gateways to the Energetica corridor. There is a significant amount of employment land around Dyce Drive and the area around Newhills will become a new community.
- 3.23 Business land is identified at Prime Four Business Park, **Kingswells**. The main housing sites in this area are at Maidenraig (750 homes) on the A944 corridor and at Greenferns (1,350 homes plus 10 hectares of employment land) close to **Northfield**. The new stadium and training facilities are identified at Kingsford for the first time in this Plan.
- 3.24 A new community at **Countesswells** was identified in the 2012 Local Development Plan. This area benefits from being close to the employment sites at Kingswells. This development includes 3,000 homes, 10 hectares of employment land plus appropriate community facilities.
- 3.25 Relatively limited development is proposed along the **Deeside** corridor with only one major site identified at Oldfold. Further smaller sites are proposed near Peterculter. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development.
- 3.26 South of the River Dee, **Loirston** is identified to accommodate a new community. The other major development in this area is the **Aberdeen South Harbour**. The Plan also identifies two areas close to Aberdeen Harbour South specifically as an Energy Transition Zone. Further details of this can be seen in Policy B5.
- 3.27 Numerous brownfield proposals are identified in **Aberdeen** with some significant proposals at Granitehill, Haudagain, Woodend Hospital, Pittodrie and the Broadford Works. This Plan also identified the seven **City Centre Masterplan** intervention areas.
- 3.28 In order to support the delivery of large scale and often multi phased developments, masterplans and development frameworks have been produced. The full list of masterplans and development frameworks are found within section 11 of the Plan. Masterplan Zones have been identified there and within these zones developers will be expected to work together to prepare masterplans for each zone.
- 3.29 These following residential sites are programmed to be built out over a number of years, and in many cases comprise multiple opportunity sites, or are in multi-ownership:
- OP38: Countesswells
  - OP9: Grandhome
  - OP28 & OP33: Greenferns
  - OP59: Loirston
  - OP31: Maidenraig South East & OP32: Maidenraig North East
  - OP20: Craibstone South, OP21: Rowett South & OP22: Greenferns Landward is Newhills.

## These sites are required:

- To provide a long-term vision.
- To be inclusive mixed-use communities, with a range of community facilities and services.
- To be a place with its own unique identity and sense of place shaped by and responding to existing character and adjacent communities.
- To be a place that is efficient and self-sustaining with low energy demands and promotes healthy community lifestyles.
- To be a place with a varied and interesting urban form, supported by high quality architectural, urban and landscape design.
- To incorporate existing landscape and built features sensitively into sites.
- To provide a full range of building typologies and tenures that will create a diverse and inclusive community structure, offering housing choice and opportunities for all sectors of the community.
- To be active travel focussed and follow the transport hierarchy of pedestrian first.
- To be a place that includes an extensive green network across the site and that extends and links to the existing Core Path and habitat networks.
- To be a place where people can live, work and play without relying on private transport, with each neighbourhood area designed so that residents can access schools, shops, employment opportunities within walking distance of their home.
- To ensure all streets will be designed to create a legible hierarchy within the development. Streets will be designed firstly as places and will connect to existing places.







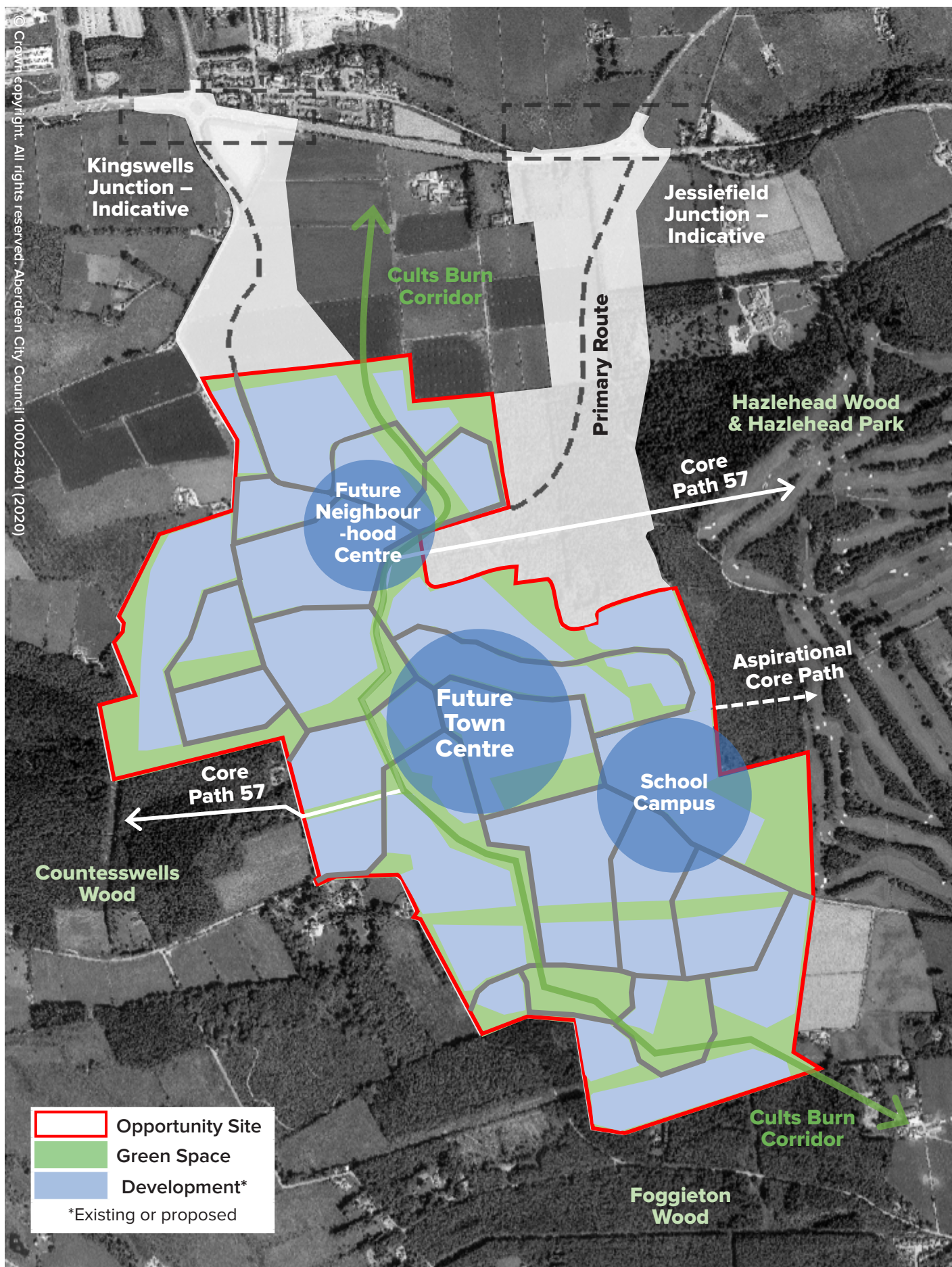
## OP38 Countesswells

- 3.30 Countesswells, a new place of 3,000 homes, and 10 hectares of employment land with shops, parks, schools, public transport and community facilities, strategically placed to the west of city. A self-sustaining, well connected, permeable and identifiable community that fits within an attractive and well contained landscape setting, utilising the high amenity location between Countesswells woodland and Hazlehead Park.
- 3.31 A Development Framework and Phase One Masterplan has been prepared and sits as an Aberdeen Planning Guidance document to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Countesswells area.

## Key Principles:

- Cults Burn Corridor runs through the centre of the site from north to south providing a high quality landscape and ecological corridor, enhanced biodiversity and Sustainable Urban Drainage System.
- A clearly defined open space strategy, focussing on Cults Burn Corridor, Central Park, Hazelden Park, allotments, 2 large scale play area and community sports facilities.
- A long-term vision for an inclusive mixed-use community.
- Future town centre, neighbourhood centre(s) and school campus and community sports facility provide the focus for community activity.
- Town Centre will have a focus to a central park, with mixed use, retail and employment uses.
- Future Neighbourhood Centre will include a primary school, with mixed use, retail and employment uses.
- School Campus and Community Sports Facilities will form an education hub with a primary and secondary school, sports facilities and health services. Opportunities to co-locate educational, health and other appropriate uses will be promoted.
- Access to existing and new recreation opportunities for pedestrians, cyclists and equestrian use from the north, south, east and west from existing and aspirational core paths.
- Served by pedestrian and cycle network and frequent public transport services including new and extended services.
- Seven main character areas will inform and influence the ongoing design, detail layouts, and architecture.
- Transport infrastructure provided by two main new junctions to the north, Jessiefield junction and Kingswells junction.
- Phasing to be in accordance with the development framework.





Indicative Diagram of

# Countesswells





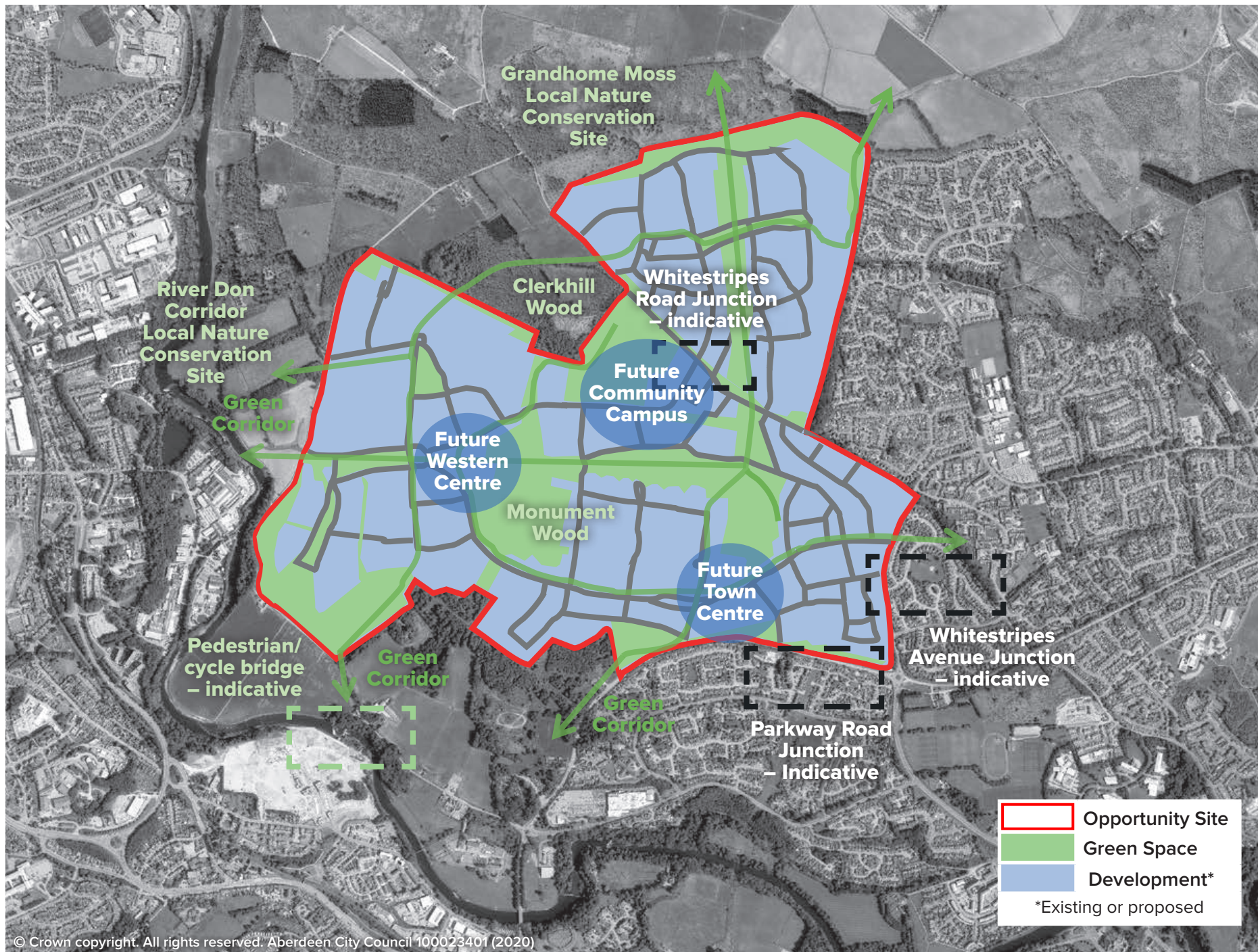
## OP9: Grandhome

- 3.32 Grandhome, located to the north of the city, will constitute a mixed use urban extension of 7,000 homes and 5 hectares of employment land across seven individual neighbourhoods, each supported by shops and services. This new community will include schools, a community campus and health facilities and link into existing communities in Bridge of Don.
- 3.33 A Development Framework has been prepared and sits as an Aberdeen Planning Guidance document to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Grandhome area.

## Key Principles

- Open space will be configured as a connected network, with around 85 hectares of formal and informal public open space proposed.
- A place which responds to its urban context adjacent to existing communities in Bridge of Don and the Energetica Corridor. This will include working with the natural topography of the site.
- A place informed by the transect-based design approach described in the Development Framework and focused around the development of a town centre and six other residential neighbourhoods with mixed-use cores.
- Community hubs will be located within three areas. Grandhome town centre will comprise a primary school and community sports facilities, mixed use, retail, and health care facilities. The Community Campus will comprise a primary and secondary school, library, community campus and sports facilities. The western neighbourhood centre will comprise a primary school and community sports pitches. Opportunities to co-locate educational, health and other appropriate uses will be promoted.
- A Gypsy and Traveller site will be provided on site.
- Architectural style across Grandhome will respect the local vernacular but also include contemporary aesthetics and materials.
- A new pedestrian / cycle bridge to the Davidson's Mill development to the south will be provided.
- A net positive impact will be achieved on adjoining protected or valuable habitats. The Monument Wood and hill top park will be preserved and enhanced. Traditional boundary treatments will be used as integral features.
- The main vehicular access will be provided from the Parkway, with secondary access points from Whitestripes Avenue to the east and Whitestripes Road to the north.
- The phasing strategy for the site will reflect the strategy outlined in the Development Framework, with development beginning in the eastern areas of the site, then progressing further north before moving towards the west.
- Continued community engagement will be promoted as the place grows.





# Indicative Diagram of Grandhome





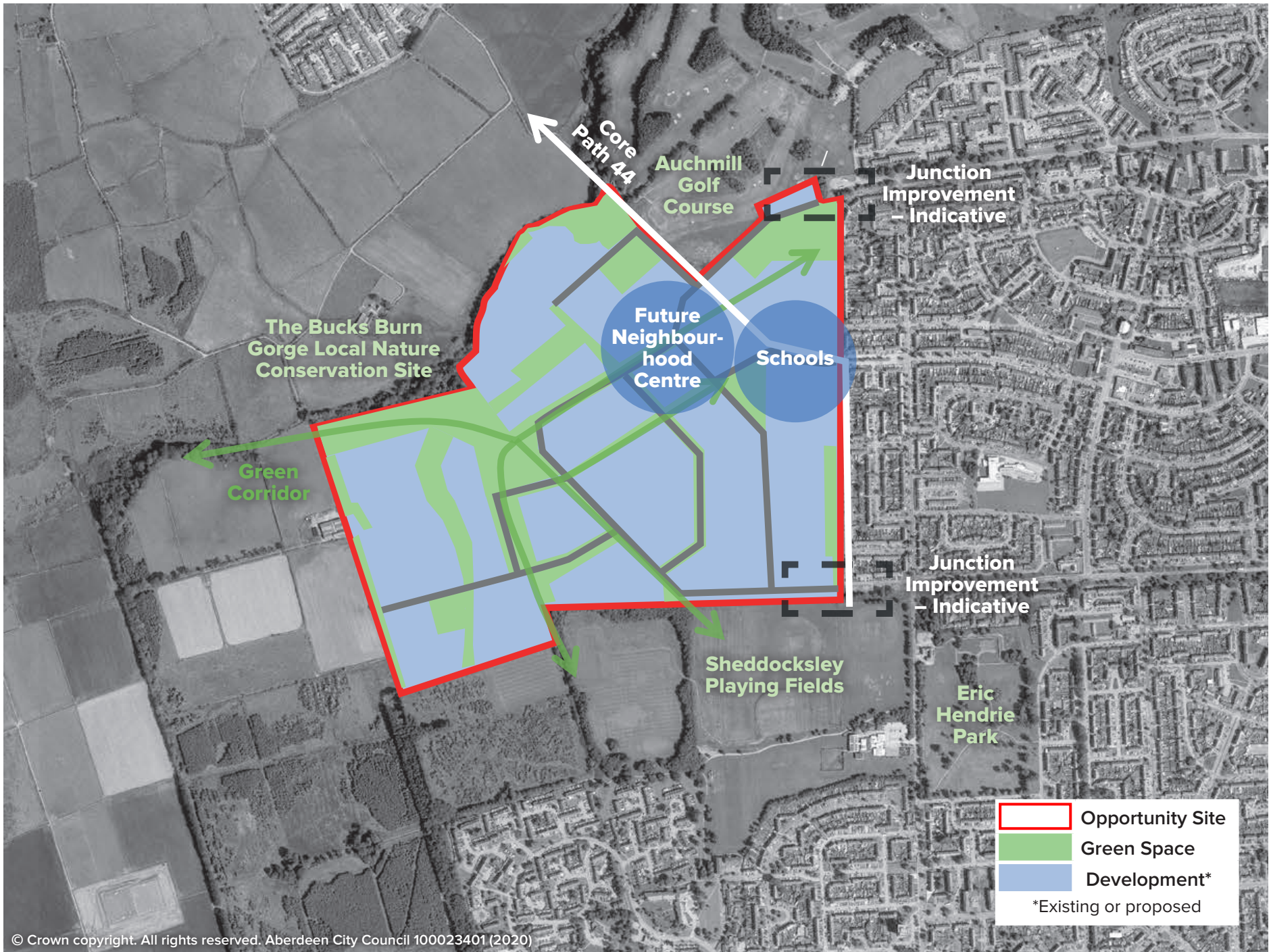
## OP28 and OP33: Greenferns

- 3.34 Greenferns will constitute a new place of up to 1,470 homes and 10 hectares of employment land, with shops, parks, public transport and community facilities. Situated on the edge of several existing, well-established communities Greenferns will be a unique and recognisable place which also connects and integrates with the surrounding communities through sensitive design, good pedestrian connections and the potential for shared facilities.
- 3.35 A Development Framework has been prepared and sits as an Aberdeen Planning Guidance to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Greenferns area.

## Key Principles:

- A place with a comprehensive open space strategy focussing on six areas of open space, play zones, and good connections to existing open space of Sheddocksley Playing Fields, Bucks Burn Gorge Local Nature Conservation Site, Greenfern Community Woodlands, Auchmill Golf Course and Eric Hendrie Park.
- A place that demonstrates a clear urban structure, focused around the development of a neighbourhood core with mix use, retail and health services, located adjacent to the existing Heathryburn Primary School and Orchard Brae School.
- The five main Character Areas described in the Development Framework will inform and influence the ongoing design, detailed layouts, and architecture.
- Integration of business use on site with a link provided between the existing site and the neighbourhood centre.
- The retention, enhancement and response to The Bucks Burn, the ridge line, existing field boundaries and ancient woodland will form the identity of Greenferns.
- Airport noise and safeguarding considerations will be applied to part of the site.
- Access to existing recreation and community services from the north, south, east and west from existing and aspirational core paths will be achieved.
- The phasing strategy for the site will reflect the strategy outlined in the Development Framework.





© Crown copyright. All rights reserved. Aberdeen City Council 100023401 (2020)

# Indicative Diagram of Greenferns





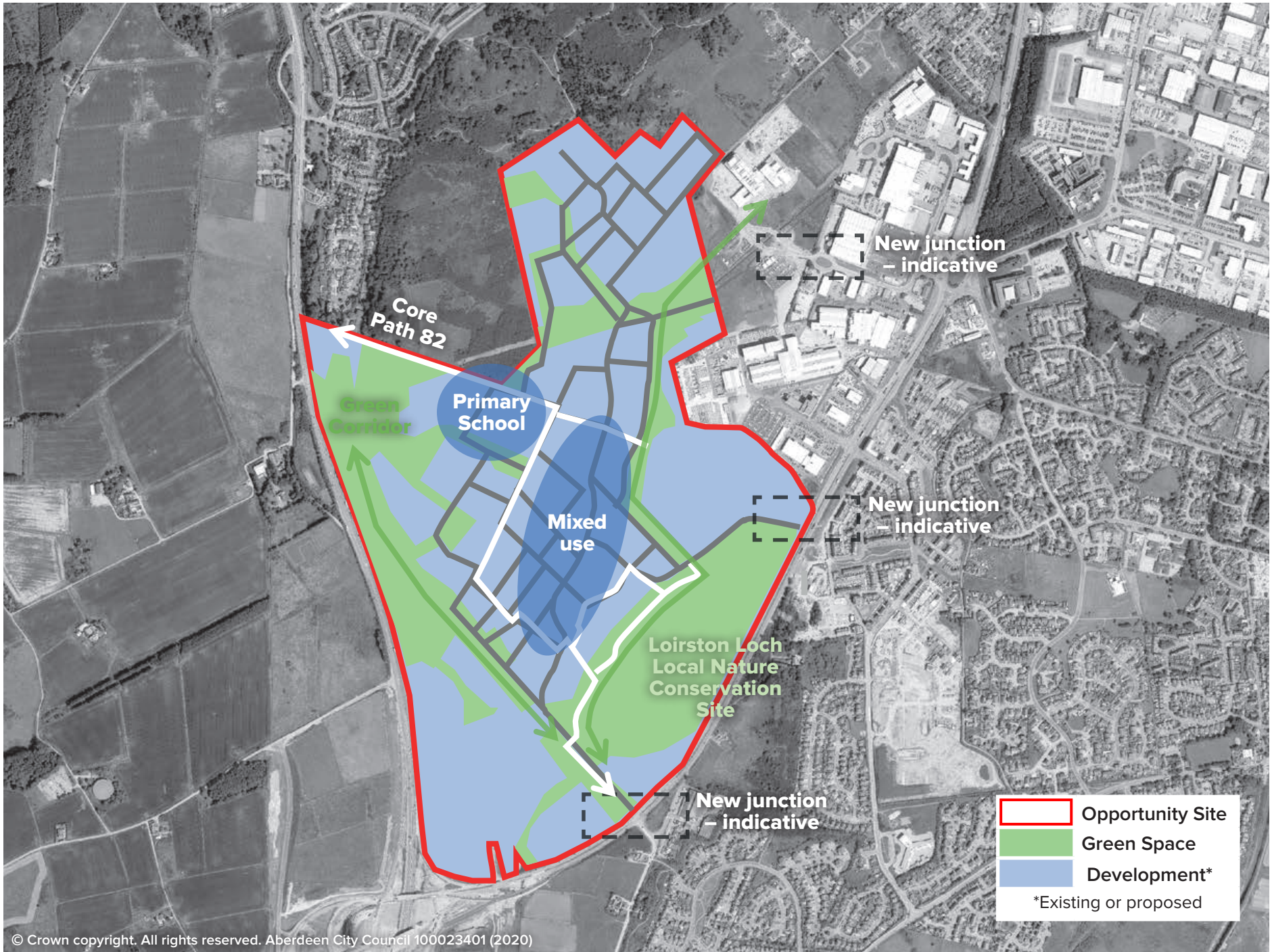
## OP59: Loirston

- 3.36 Loirston will constitute a new place of up to 1,500 homes and 11 hectares of employment land. It occupies an important strategic position in the City as a gateway site, offering potential to connect to and support existing surrounding communities of Cove and Kincorth, as well as integrating with its distinctive landscape setting of Loirston Loch and Kincorth Hill. Proximity to the city centre and key employment areas has attractive potential for waterside mixed-use development.
- 3.37 A Development Framework has been prepared and will form Aberdeen Planning Guidance to accompany this Plan. This document, and any subsequent masterplans which fall from it, will be key material considerations in the assessment of any planning applications for the Loirston area.

### Key Principles:

- Safeguard Loirston Loch (Local Nature Conservation Site) with channel improvements to entering watercourse and retention of drystone dykes.
- Development which takes account of key views and vistas, across the loch, to Cove/sea, along the improved watercourse and to hill and city beyond, to create a more coherent settlement with strong sense of place.
- Urban and civic spaces located along the central Primary Street.
- Access primarily from Wellington Road with additional access from Redmoss Road and Wellington Circle, to ensure bus routes, linkages to surrounding communities and a permeable network of streets and spaces.
- Creation of more than 5 hectares of major open space at Loirston Loch.
- A new neighbourhood centre comprising local retail and commercial units, community facilities, new education (primary school).
- The main Character Areas described in the Development Framework will inform and influence the ongoing design, detail layouts, and architecture.
- Higher density development proposed to follow the Lochside, to take advantage of views over the loch, with densities gradually decreasing as development moves west away from the Lochside.
- Phasing to be in accordance with the development framework.
- Gypsy and traveller site.





© Crown copyright. All rights reserved. Aberdeen City Council 100023401 (2020)

# Indicative Diagram of Loirston





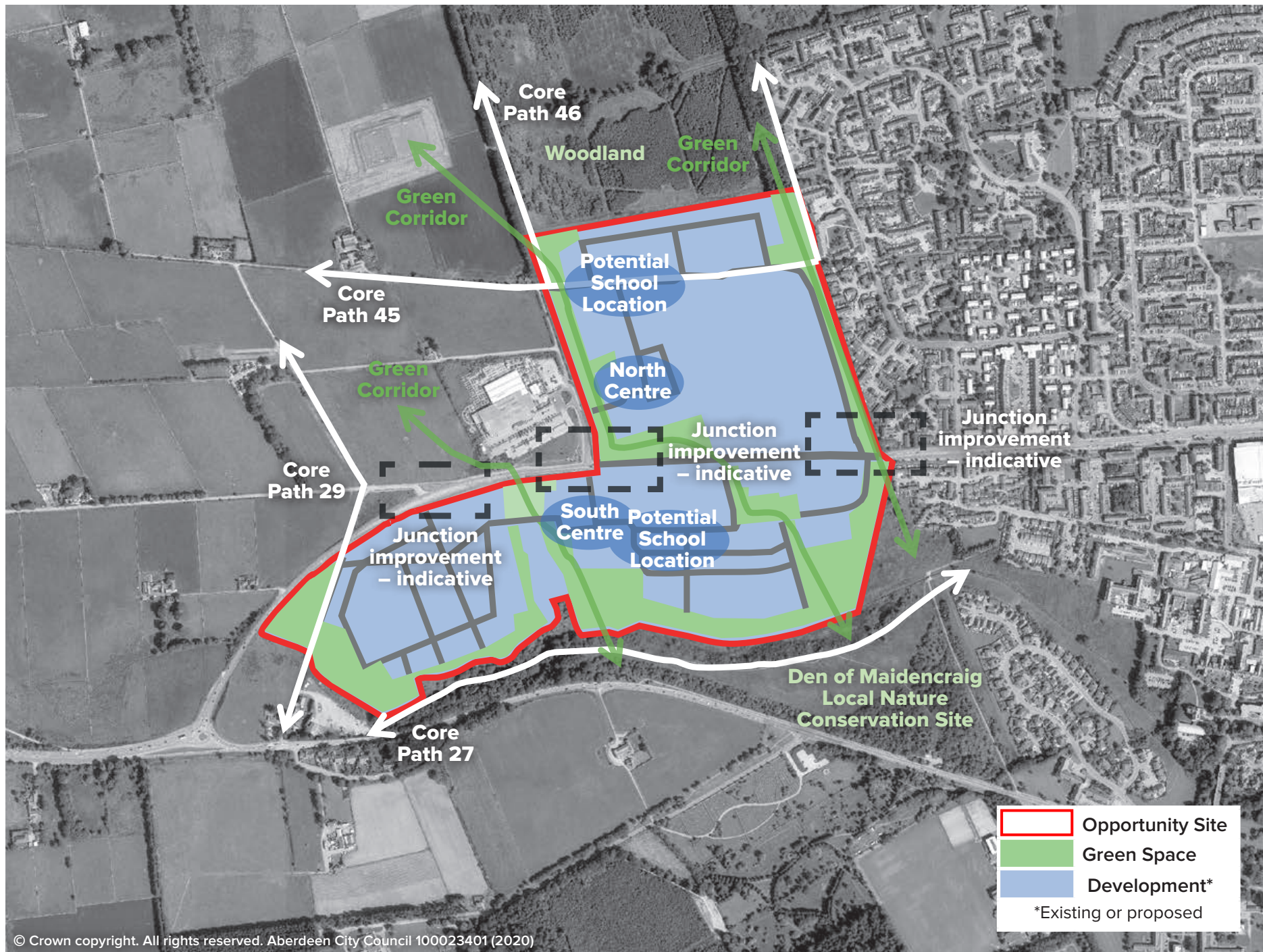
## OP31 and OP32 Maidencraig

- 3.38 Maidencraig will constitute an urban expansion of 750 new homes, split into two areas to the north and south of the Lang Stracht at the western edge of the city. Key to the area is the relationship to the Den of Maidencraig Local Nature Reserve and the need to ensure both parts of the site are easily connected to existing community areas such as Sheddocksley and Woodend.
- 3.39 A masterplan report has been prepared and sits as an Aberdeen Planning Guidance to accompany this Plan. This document will be key material considerations in the assessment of any planning applications for the Maidencraig area.

### Key Principles:

- A place effectively and sensitively nestled between established woodland to the north and the Den of Maidencraig to the south, and which will work to enhance landscape setting and existing features.
- An effective open space strategy will work to link woodland to the north and the Den of Maidencraig Local Nature Reserve to the south through green corridors within the site.
- A place that has connectivity with existing residential areas, and community facilities.
- A place which minimises the impact of the Lang Stracht on both visual and physical connectivity.
- A place that demonstrates a clear urban structure, focused around the development of two mixed use areas, one within each part of the site.
- The three main Character Areas described in the Masterplan will inform and influence the ongoing design, detail layouts, and architecture. A northern square and southern square will incorporate commercial, retail and residential uses to support the surrounding community.
- The phasing strategy for the site will reflect the strategy outlined in the Masterplan, with development beginning in the east and progressing further west.
- Continued community engagement will be promoted as the place grows.









#### OP20 Craibstone South, OP21 Rowett South, OP22 Greenferns Landward: Newhills Development Framework.

- 3.40 Newhills will be a major urban expansion area and ultimately provide a new western boundary to the city. Newhills comprises three opportunity sites and will include 4,440 new homes as well as shops, parks, schools, public transport and community facilities spread across three mixed use centres.
- 3.41 A Development Framework has been prepared and sits as an Aberdeen Planning Guidance to accompany this Plan. This document, and any subsequent masterplan which fall from it, will be key material

considerations in the assessment of any planning applications for the Newhills area.

#### Key Principles:

- A place with a comprehensive open space strategy totalling over 80 hectares across the site. This will include two areas of Major open space at Gough Burn Park and Burnbrae Commons, with six further areas of neighbourhood open space, including allotments, community gardens, play zones and sports facilities.
- A place focused around the opportunities of developing and integrating the three individual sites which make up the overalls Newhills area.
- A place that links into existing community areas at Bucksburn and Hopcroft and takes advantage of the close proximity to employment and leisure opportunities, such as The Event Complex Aberdeen (TECA), Three Hills Local Nature Conservation Site and Bucksburn Local Nature Conservation Site.
- A place with five main Character Areas as described in the Development Framework. A Gypsy and Traveller site will be provided on site.
- Mixed use centres will be located within each of the three opportunity sites. The northern section will comprise a village core. The middle section will have local retail, commercial, community and health use and the southern section will have mixed use and a primary school.
- Two primary schools are expected on the overall development site.
- Areas for outdoor sport and recreation will provide innovative ways to encourage healthy, active communities, for example through inclusion of a cross country and long distance running route as well as more traditional playing fields and games areas.
- Development will look to work alongside existing uses such as the SRUC campus and encourage shared use of community facilities where appropriate. Opportunities to co-locate educational, health and other appropriate uses will be promoted in the mixed-use centres.
- The phasing strategy for the site will reflect the strategy outlined in the Development Framework.
- Continued community engagement will be promoted as the place grows.





Indicative Diagram of  
**Newhills** Including Craibstone South, Rowett South and Greenferns Landward





# **4 Monitoring and Review – Infrastructure Planning and Delivery**

## Infrastructure Delivery for Developments

- 4.1 In the context of the move to 'Net Zero' and the continued pressure on resources, all infrastructure must be used to the fullest extent possible to ensure we achieve greatest value for money, reduce duplication and maximise capacity wherever possible. New infrastructure must only be sought where no acceptable alternative can be found, and new and innovative approaches to using and delivering infrastructure should be used wherever possible.
- 4.2 The timely delivery of infrastructure is crucial to the success and deliverability of developments. The Local Development Plan, in conjunction with the Delivery Programme aims to ensure infrastructure requirements are identified early in the development process and these tools will be used to monitor and help facilitate its delivery.
- 4.3 The Local Development Plan and the Delivery Programme are intended to help inform the Council's Capital plan and to help focus corporate, and national investment in the appropriate place, to maximise this infrastructure and deliver appropriate development.

## Infrastructure Requirements from Masterplan Zones

Development / Masterplan	Nature of the Contribution	Delivery				
		ACC	Developer	SW	NHS	Other
Cumulative Transport Infrastructure						
All	Contributions required in order to address the cumulative impact of development on the transport network. Possible issues to be resolved / schemes are listed in Supplementary Guidance and further detailed work is required to establish whether these are the most appropriate solutions for each development.	✓	✓			

## Public Transport and Walking and Cycling Infrastructure

All	New developments to be served by comprehensive pedestrian and cycle network and frequent public transport services including new and extended services.	✓	✓			
<b>Roads</b>						
Murcar & Dubford	Direct road access from Dubford and Mundurno onto local road connecting to B999 with potential new intersection.	✓	✓			
	New spur from Murcar to A90 Murcar roundabout.	✓	✓			
Grandhome	New road accesses from Grandhome onto Parkway.	✓	✓			
	Improve 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).	✓	✓			
Stoneywood	New road connection from Stoneywood development to A947 with new junctions.	✓	✓			
Dyce Drive	Access from employment sites onto new Dyce Drive link road.	✓	✓			
Newhills Expansion	Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	✓	✓			
Greenferns	Road access from Greenferns to Provost Rust Drive and Provost Fraser Drive.	✓	✓			
Maidencraig	New major junctions on A944 to access Maidencraig sites.	✓	✓			
Kingswells	New major junction from employment development to access A944.	✓	✓			
Countesswells	New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	✓	✓			



Friarsfield	Upgrades to the local road network.	✓	✓			
Oldfold	New major junction connecting Oldfold to A93.	✓	✓			
Loirston	Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old Wellington Road (which could become a signalised junction).	✓	✓			
<b>Secondary School Education</b> (Contributions set against residential development sites only)						
Cloverhill, & Dubford	Additional secondary school capacity.	✓	✓			
Grandhome	New secondary school provision.	✓	✓			
Greenferns & Maidencraig	Additional secondary school capacity at Northfield Academy	✓	✓			
Maidencraig	Additional secondary school capacity at Hazlehead Academy	✓	✓			
Countesswells	New secondary school provision	✓	✓			
Loirston	New secondary school provision	✓	✓			
<b>Primary School Education</b> (Contributions set against residential development sites only)						
Cloverhill, & Dubford	Additional primary school capacity	✓	✓			
Grandhome	The equivalent provision of three to four new primary schools	✓	✓			
Stoneywood	Replacement primary school incorporating additional capacity.	✓	✓			
Newhills Expansion	The equivalent provision of two new primary schools	✓	✓			
Greenferns	New primary school provision	✓	✓			
Maidencraig	Additional primary school capacity required.	✓	✓			
Countesswells	The equivalent provision of two to three new primary schools	✓	✓			
Oldfold	New primary school	✓	✓			
Loirston	New primary school	✓	✓			

<b>Water</b>						
All	Contributions required in order to provide appropriate infrastructure for water supply and waste water disposal. Scottish Water may explore the potential for addressing the cumulative impact of development on water related infrastructure.	✓	✓			
<b>Health</b> (Contributions set against residential development sites only)						
Dubford and Cloverhill (& possible contribution from site at East Woodcroft with Grandhome Zone 2)	Extension to Oldmachar Medical Practice at Jesmond Road to accommodate two additional GP's. Extension at Bridge of Don Dental Clinic at Cairnfold Road to accommodate General Dental services for one additional dental chair. One new Community Pharmacy.	✓		✓		
Grandhome	New 16 GP Health Centre to accommodate existing four GP Practice with 12 additional GP's. Two new six chair Dental Surgeries. Four new Community Pharmacies.	✓		✓		
Stoneywood	New 10 GP Health Centre (including land) to accommodate eight existing GP's with two additional GP's. Extension of Dyce Health Centre to accommodate two additional dental chairs. This facility could be included as part of the required new Health Centre, as specified above. One new Community Pharmacy.	✓		✓		
Newhills Expansion	New 13 GP Health Centre (including land) to accommodate 6 existing GPs with seven additional GPs. New six chair Dental Surgery. This facility could be included as part of the required new Health Centre, as specified above. Three new Community Pharmacies.	✓		✓		
Greenferns	New six GP Health Centre (including land already identified) to accommodate four existing GPs with two additional GPs. Two additional dental chairs required in Health Centre, as specified above.	✓		✓		

Maidencraig Kingswells	Extension at Kingswells Health Centre to accommodate two additional GP's. New two chair Dental facility either in the recommended extension to the Kingswells Health Centre, or on a new site.		✓	✓	
Countesswells	New five GP Health Centre (including land). New four chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above. Two new Community Pharmacies.		✓	✓	
Friarsfield	Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.		✓	✓	
Oldfold	Extension to Peterculter Health Centre to accommodate one additional GP. Extension of Peterculter Health Centre to accommodate two additional Dental Chairs. One new Community Pharmacy.		✓	✓	
Loirston	Extension to Cove Bay Health Centre to accommodate three additional new GPs. Extension at Cove Bay Health Centre to accommodate two additional Dental Chairs. One new Community Pharmacy.		✓	✓	

### Monitoring Infrastructure and Development Delivery

- 4.4 Monitoring is a crucial component of implementation of the Plan and will be carried out regularly. We will continually update data and review land use decisions, implementation, and assumptions, in order to identify the impact of the Plan, emerging problems and opportunities, or changing objectives.
- 4.5 Currently there are a number of means of recording development progress, including:
- Housing Land Audit (HLA) – Reported Annually
  - Employment Land Audit (ELA) – Reported Annually
  - Brownfield Urban Capacity Study – When Required
  - Development Activity Report – Reported Annually
  - Retail Centre Health Checks – Reported every two years.

- 4.6 In monitoring the Plan, we will be able to see whether and how the policies of the Plan, Supplementary Guidance and Aberdeen Planning Guidance are working through, for example, analysis of Planning Committee and appeal decisions. In parallel to this the Council, through City Growth and its Business Intelligence and Performance Management clusters, gathers significant relevant data across multiple sectors. Under the Planning (Scotland) Act 2019 the Planning Authority also has a requirement to publish a report on Developer Obligations.
- 4.7 It is intended that these streams of data and reporting will be gathered together in an annual report called the City Progress Report. In turn this report will help inform the Council's Delivery Programme and its Capital Plan, to target infrastructure delivery in the appropriate locations and at the appropriate time. Over time this report will also help identify which are delivering on the outcomes of the Local Outcome Improvement Plan. It will also form part of the evidence base for the review process of the Local Development Plan, and feed into the Planning Performance Framework and Customer Service Excellence accreditation.
- 4.8 The Local Development Plan and the accompanying Supplementary Guidance and Aberdeen Planning Guidance will be updated to reflect any changes to our policy approach. The Delivery Programme will be updated to reflect progress with individual development proposals and actions for delivering and implementing planning policies. When appropriate we will undertake a review of the Local Development Plan.



# Delivering Sustainable Communities

**This Section of the Plan sets out the Council's policies for ensuring that new development contributes to achieving our vision of a sustainable city and how we will meet the objectives and targets of the Strategic Development Plan.**

## 5. Health and Wellbeing

- 5.1 Health and wellbeing are key components of creating successful, sustainable places. National Planning Framework 3, Scottish Planning Policy and the Aberdeen City and Aberdeenshire Strategic Development Plan all highlight the relationship between well-planned places, a healthy lifestyle, wellbeing and social inclusion.
- 5.2 Planning and health and wellbeing have historic connections. Planning by public authorities was initially used as a mechanism for improving the health of the working population in the Victorian era. More recently, good health and wellbeing are intrinsically linked to the UN Sustainable Development Goals in particular Goal 3: Ensure healthy lives and promote wellbeing for all at all ages.
- 5.3 Ensuring physical and mental health and wellbeing goes beyond providing healthcare services, development should create a healthy environment whilst not contributing to negative health outcomes. This relies on creating environments that foster better health, have reduced inequalities in wellbeing and which allow people to live active, engaged, independent and healthy lifestyles. Public Health Priorities for Scotland (2018) reinforces this approach, '... it should be possible for everyone to be as healthy as they can be... the social, economic and physical environments we live in help create health and wellbeing, and local communities and public services make it possible for individuals to take positive decisions about their own health and feel supported to do so'. The Aberdeen City Health and Social Care Partnership focus on improving the health and wellbeing of Aberdeen's citizens and seeks to reduce health inequalities.
- 5.4 Aberdeen's Local Outcome Improvement Plan 2016-2026 (LOIP) notes there are wide divisions in health and life expectancy between the richest and the poorest communities in our City, with a 14 year life expectancy gap reported between some areas. The LOIP aims to help individuals and communities look after their health, particularly through the choices they make and lifestyles they adopt. Consideration also has to be given to future need, changing demographics, an ageing population and dementia friendly design. Evidence has shown well planned local environments and good quality housing can have a substantial impact on the quality of life of someone living with dementia, and more widely to the general population. Publications such as Royal Town Planning Institute's 'Dementia and Town Planning', and Scottish Government's 'Planning Advice Note 78: Inclusive Design' can provide further guidance.
- 5.5 As outlined by the World Health Organisation: 'Preventing disease through healthy environments' (2016), city planning and management are of particular importance for reducing the burden of unhealthy environments. The creation of places which foster physical and mental health and wellbeing is dependent on policies being considered holistically. Local Development Plan policies on open space, natural environment, sustainable and active travel, housing, food growing, energy, heating, and quality placemaking by design all facilitate health and wellbeing implicitly, whereas policies on air quality, noise, and specialist care facilities are more direct in their link to health and wellbeing. As such;
- Access to safe, convenient active travel and good neighbourhood design promotes physical activity, enhances social connections and strengthens mental health.
  - Compact neighbourhood design with walkable local facilities and public transport accessibility allows car free access to services, amenities and employment which increase health benefits and reduces the impact of poverty.
  - Increased access to natural and planned open space with varied and safe opportunities to play and meet has a positive impact on physical activity levels and mental health.
  - A mix of good quality affordable homes of all types and sizes to meet differing needs increase health benefits and reduces the impact of poverty.
  - Protection from environmental hazards; increasing air and water quality, reducing noise pollution, and reducing carbon emissions has a positive impact on physical and mental health.
- 5.6 The Planning (Scotland) Act 2019 brings health to the forefront of planning once more. Health Impact Assessments will ensure the health and wellbeing needs of Aberdeen's population, and the likely effects of development and use of land on those health needs are assessed.



## Policy WB1 – Healthy Developments

Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote physical and mental wellbeing.

National and major developments, and those requiring an Environmental Impact Assessment must submit a Health Impact Assessment (HIA) to enhance health benefits and mitigate any identified impacts on the wider determinants of health; this may involve planning obligations.

Further guidance can be found in Aberdeen Planning Guidance: Health Impact Assessments.

## Aberdeen Planning Guidance

### Health Impact Assessment

Aberdeen Planning Guidance (APG) on Health Impact Assessments supports policy WB1 by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy. Accordingly, APG Health Impact Assessments includes advise on: the procedure for Health Impact Assessment submissions including screening, scoping, the appraisal, gathering an evidence base presenting findings and recommendations.

### Air Quality

- 5.7 Air quality is a key problem faced by cities throughout the world. Research from Kings College London and the United Kingdom government's Committee on the Medical Effects of Air Pollutants (COMEAP) estimates that between 28,000 and 36,000 people die as a result of air pollution every year in the UK. In Aberdeen, the most common pollutants are nitrogen oxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>) related to road traffic emissions.
- 5.8 As part of our statutory duties under the UK Environment Act 1995 the Council undertakes monitoring and assessment of seven key pollutants recognised to impact on health. Aberdeen currently exceeds the EU annual mean objective for nitrogen dioxide and the annual mean national

objectives for both nitrogen dioxide and particulate matter, resulting in three Air Quality Management Areas (AQMAs) being declared:

- City Centre (encompassing Union Street, Market Street, Virginia Street, Commerce Street, Guild Street and Bridge Street, and parts of Holburn Street, King Street and Victoria Road);
- Anderson Drive (incorporating the whole of Anderson Drive, the area around the Haudagain roundabout and the A96 to Howes Road); and
- Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).

- 5.9 Significant improvements in air quality can only be achieved through the implementation of national and local policies, particularly relating to transportation and planning, that support sustainable development and reduced car dependency, support active travel and encourage the uptake of cleaner vehicles. Aberdeen's Air Quality Action Plan identifies a range of measures to be implemented to tackle the air quality problem. Well-designed places that encourage access by walking, cycling and public transport and which can accommodate no/low emission and/or alternative fuel vehicles such as electric and hydrogen cars are key to ensuring that new development is sustainable, enhances air quality, manages exposure and reduces overall emissions. The preservation and enhancement of green infrastructure in development proposals can also contribute towards improving air quality. The 2011 Air Quality Action Plan will be refreshed by 2021 to account for emerging legislation and policy on air quality to update existing actions and identify new measures that will be implemented to improve air quality.
- 5.10 Scottish Government has committed to introduce Low Emission Zones into Scotland's four biggest cities between 2018 and 2020. Aberdeen City Council was awarded funding from Transport Scotland to support the development of a proposed Low Emission Zone (LEZ) in the city. The LEZ will set an environmental limit allowing access to only the cleanest vehicles and will help transform Aberdeen into a cleaner, healthier place to live, visit and work. As well as contributing to meeting the air quality objectives, the LEZ must also contribute to meeting the emission reduction targets set out in Part 1 of the Climate Change (Scotland) Act 2009.

## Policy WB2 – Air Quality

Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.

The relevant Aberdeen Planning Guidance on Air Quality sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around Air Quality Management Areas and Low Emission Zones. It also provides guidance on the process of air quality assessment and how mitigation measures will be assessed and implemented.

## Aberdeen Planning Guidance

### Air Quality

Aberdeen Planning Guidance (APG) on Air Quality supports policy WB2 by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the delivery of Air Quality Management. Accordingly, APG: Air Quality includes advice on: policy and legislation, triggers for Air Quality Assessments, mitigation measures and biomass installations.

### Noise

- 5.11 Noise is one of the most important environmental risks to physical and mental health and wellbeing. The European Union estimates that at least 100 million people in the EU are affected by road traffic noise, and in Western Europe alone at least 1.6 million healthy years of life are lost as a result of road traffic noise. According to national surveys undertaken in the UK, road traffic noise is the most important source of annoyance, followed by neighbour noise, aircraft noise, railway noise and industrial noise. Exposure to high noise levels seriously harms human health and interferes with people's daily activities at school, at work, at home and during leisure time. It can disturb sleep, cause cardiovascular and psychophysiological effects, reduce performance and provoke annoyance responses and changes in social behaviour.

- 5.12 The planning system supports the agent of change principle and has a role to play in ensuring that new development does not result in increasing numbers of people exposed to adverse noise impacts. The responsibility for mitigating any detrimental impact of noise from a new development or operation lies with those carrying out the new development or operation. By guiding development to the right locations and, where necessary, specifying design and layout issues, planning authorities can help to prevent and minimise exposure to environmental noise originating from various sources: transportation (road traffic, railway and aircraft) noise and leisure noise. Leisure noise in this context refers to all noise sources that people are exposed to due to leisure activities such as attending night clubs, pubs, live sporting events, concerts or live music venues.
- 5.13 As required by the European Noise Directive (2004) and Environmental Noise (Scotland) Regulations 2006, a Noise Action Plan has been developed for the Aberdeen area, identifying Candidate Noise Management Areas and Candidate Quiet Areas in the city. Candidate Areas have been assessed and those that have been successfully verified are recommended for progression to Noise Management Areas (NMAs) and Quiet Areas (QAs). NMAs are areas where people are most likely to be affected by noise (predominantly transport noise) and which must therefore be carefully managed, while QAs are areas where environmental noise quality is good and require protection against an increase in noise, which provide a range of benefits to health, wellbeing and the environment. Both NMAs and QAs must be protected from increases in noise exposure resulting from new development. It is also important to ensure that occupiers of a new development near to existing noise sources and existing noise sensitive developments located near to proposed new potentially noisy developments are protected from the adverse effects of noise.



### Policy WB3 – Noise

In cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.

There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without suitable mitigation measures in place to reduce the impact of noise to an acceptable level.

Development within or near to Noise Management Areas (NMAs) and Quiet Areas (QAs) will not be permitted where this is likely to contribute to a significant increase in exposure to noise or a deterioration of noise conditions in these areas, or where this will reduce the size of, or cause an increase in the noise level within, the QA.

Further information on NIAs, NMAs and QAs, including maps of these areas, can be found in the relevant Aberdeen Planning Guidance which should be read in conjunction with this policy.

## Aberdeen Planning Guidance

### Noise

Aberdeen Planning Guidance (APG) on Noise supports the policy WB3 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of noise management. Accordingly, APG: Noise includes advice on: policy and legislation, noise impact assessment, noise sources and development management.

### Specialist Care Facilities

- 5.14 There is a change in the age profile of Scotland toward an ageing population. Nationally, the percentage of the population over age 65 is one of the fastest growing age groups. Between 2014-2039, the percentage growth rate of those aged 65-68 years is 20% and the increase in those aged 75+

is around 65%. As specified in the Meeting Housing and Community Needs chapter, residential care or nursing homes are one way we can offer specialised residential accommodation for those who are no longer able to live independently. We will generally support proposals of this kind in order to accommodate all housing need and demand in the area. Where existing facilities are considered for re-development or Change of Use, we will seek supporting evidence to justify the loss of the facility. This will be considered on a case by case basis.

### Policy WB4 – Specialist Care Facilities

Proposals for new residential care facilities (such as Care Homes, Nursing Homes, Sheltered Living) should;

1. Be well-connected; located close to public transport links and community amenities for residents and staff, and provide visitor parking; and
2. Meet design and amenity standards in line with other types of 'residential' developments.

Proposals for the redevelopment, or Change of Use, of an existing development of this nature should be accompanied by sufficient supporting evidence justifying the loss of such a facility.

## Changing Places Toilets

- 5.15 Ensuring public developments are catering for the widest demographic is also important. The provision of accessible, changing places toilets in new major developments will support this.

### Policy WB5 – Changing Places Toilets

Major developments that are open to the public such as shops and leisure uses must provide free publicly accessible changing places toilets.

## 6. Protecting and Enhancing the Natural Environment

- 6.1 The natural environment and the landscape setting of Aberdeen is vital to achieving a sustainable city. A well cared-for natural environment provides a range of benefits for nature and people alike.
- 6.2 Safeguarding the natural environment will help us to mitigate and adapt to the effects of climate change, care for our green and blue infrastructure and enhance our biodiversity. It will also significantly contribute to local identity and placemaking objectives.
- 6.3 Good quality environments will also make a positive contribution to public health, which is discussed further in earlier sections of this Plan. This will be achieved through access to biodiverse open space, encouraging active travel modes such as walking and cycling, increasing food-growing opportunities and providing spaces for physical activities or simply peace of mind.
- 6.4 The Strategic Development Plan sets objectives for the region including ensuring that new development safeguards and, where appropriate, enhances the City Region's historic, natural and cultural assets and is within the capacity of the environment. Our policies for the Natural Environment have been formed on these principles:
- Protect sites and species which are most valuable to our natural heritage,
  - Safeguard the unique landscape setting,
  - Enhance the green and blue infrastructure in Aberdeen.

### Green Belt

- 6.5 The aim of the Green Belt is to maintain the distinct identity of Aberdeen, and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of these settlements and sprawling development on the edge of the city, maintain Aberdeen's landscape setting, and provide access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration.





## NE1 – Green Belt

Development in areas defined as Green Belt on the Proposals Map will not be supported. Exceptions to this general presumption will only be supported where the proposal:

- a) is directly associated with and required for agriculture, woodland or forestry; or
- b) is for leisure or recreational uses compatible with an agricultural or natural setting; or
- c) is for the extraction of minerals or quarry restoration; or
- d) is associated with existing activities in the Green Belt and is within the boundary of that activity, is small-scale, does not significantly increase the intensity of the activity and the proposed built construction is subordinate to what already exists (including extensions to existing dwellings); or
- e) is directly associated with essential infrastructure such as telecommunications, electricity grid connections, transport proposals identified in the Plan or roads planned through masterplanning of sites, if they cannot be accommodated anywhere other than the Green Belt; or
- f) is related to the generation of renewable energy (wind turbine, solar farm, or hydro scheme) and/or heat; or
- g) is for a dwelling house to replace a dwelling house. This will be on a 'one for one' basis for development of a similar scale within the same footprint or existing curtilage of the site. This may be applicable to vacant properties in poor condition. All applications will be considered on a case by case basis; or
- h) is for the appropriate change of use of a building with a historic or architectural interest that makes a worthwhile contribution to the landscape character of the Green Belt; or
- i) is for a conversion/ rehabilitation scheme of a historic building. If extending, the original building will remain visually dominant to the new extension, the design and siting of the extension will be sympathetic in terms of massing, detailing and materials, and it will relate well to the original building.

Also see further guidance in the Steading Conversions Section of Aberdeen Planning Guidance: New Development.

## Green and Blue Infrastructure

- 6.6 Scottish Planning Policy states that the planning system should protect and enhance green infrastructure networks in and around Scotland's cities. In line with the Strategic Development Plan, the Local Development Plan will play a key role in identifying existing and proposing new green networks and, where appropriate, considering enhancement and implementation opportunities, including through new development.
- 6.7 Aberdeen's Green Space Network is a strategic city-wide network that connects natural green and blue spaces and habitats to each other and the communities around them. It is made up of multiple components of 'green infrastructure'. In line with Scottish Planning Policy, this includes;
  - Formally designated natural heritage sites;
  - A diversity of habitats and their connectivity;
  - Woodland, hedgerows and individual trees, especially veteran trees;
  - Open Spaces defined in Aberdeen's Open Space Audit;
  - Food-growing spaces (see paragraph 6.18);
  - Spaces for physical activity and access to the outdoors; and
  - Paths and links for pedestrians, wheeling and cycling.
- 6.8 The city's 'blue features' are also included within this Network. In line with Scottish Planning Policy, blue features include; rivers, wetlands, other water courses, ponds, sustainable urban drainage systems, porous paving, and coastal and marine areas including beaches.
- 6.9 By encouraging connectivity between habitats, the Green Space Network helps to improve the viability of species and the health of previously isolated habitats and ecosystems. An extensive network of open spaces, together with path networks, will also encourage active travel and healthier lifestyles. Protecting and enhancing the Green Space Network is essential in supporting successful placemaking and in helping to mitigate and adapt to the effects of climate change by; providing opportunities to enhance the landscape of Aberdeen, improve biodiversity and amenity, provide community food-growing spaces, and reduce the impact of flooding.
- 6.10 Temporary greening can be an appropriate way to create safe and attractive places prior to the development of sites. The Council will

support the use of temporary greening of land awaiting development in principle, where appropriate. Consideration will be given to whether greening of a site could bring about a positive impact to the local environment and overall amenity of the area, without prejudicing the effectiveness and viability of the site, if it is allocated for development in the longer term.

- 6.11 The Council's online mapping tool provides detailed information about individual areas of Aberdeen's Green Space Network, including opportunities for improvement and enhancement.

### Urban Green Space

- 6.12 Scottish Planning Policy states that the planning system should promote and enhance open spaces for community use, sport and recreation, and that playing fields should be safeguarded from development. The Plan has identified this type of open space as Urban Green Space. The Plan will safeguard areas of Urban Green Space from development, unless replacement provision is provided according to the criteria set out in this policy.
- 6.13 The larger areas of Urban Green Space are identified on the Proposals Map. However, this policy applies to all areas of Urban Green Space that fall within this definition, including those not zoned or visible on the Proposals Map.
- 6.14 As clarified in the Glossary and Quality Placemaking by Design section of this Plan, 'open space' refers to public spaces, and 'amenity space' refers to private or residential spaces.
- 6.15 The Council's Open Space Audit and Open Space Strategy provide a strategic framework for creating, connecting and improving Aberdeen's open spaces. Good quality open space makes a vital contribution towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place to live, work and invest.

### Open Space Provision in New Development

- 6.16 This Plan aims to ensure that new open space provided as part of new development is functional, useful and publicly desirable. For example, it

may take the form of naturalised areas, green corridors, play space, or food-growing opportunities. Rather than provide minimum standards for open space based solely on quantity, it is vital that the policy requirements are also based on the quality and accessibility of that open space.

- 6.17 The Council's Open Space Audit showed an uneven distribution and varying quality of open spaces across city wards. Information from the Audit and other relevant strategies should always be applied when submitting proposals for development, to ensure that open space provided is of an appropriate scale and type and provides the necessary facilities to meet the needs of the local area.

### Food-Growing Spaces

- 6.18 The benefits of food-growing projects are multi-faceted; not only for placemaking, environmental and sustainability benefits and climate change mitigation, but for the health, social, physical and mental wellbeing benefits that these projects can bring for all sections of the community.
- 6.19 A Food Growing Strategy (Granite City Growing: Aberdeen Growing Food Together) has been prepared by the Council in line with the requirements of The Community Empowerment (Scotland) Act 2015. It aims to align other local relevant plans and strategies (such as the Local Outcome Improvement Plan, Locality Plans, and Open Space Audit) with the food-growing aspirations of the city.
- 6.20 As such, this Plan supports opportunities for food-growing projects in the city. This can be achieved through the protection and enhancement of existing open spaces identified on the Proposals Map. Specific areas with food-growing potential will be identified by the Food Growing Strategy using the Open Space Audit. It can also be achieved through meaningful open space provision in new developments. This is included within Policy NE2, and further guidance on food-growing is included in the Aberdeen Planning Guidance 'Open Space and Green Infrastructure'.

### Outdoor Access and Core Paths

- 6.21 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and wellbeing, while access to high quality areas for



outdoor recreation can make the city a more attractive place to live and work. Well managed access can also assist land management and contribute to an appreciation of the environment and natural heritage. It is therefore important that accessible, welcoming and well-managed access to Aberdeen’s recreational areas and the surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as sustainable and active travel.

NE2 – Green & Blue Infrastructure
<p><b>Green Space Network</b></p> <p>Development proposals will seek to protect, support and enhance the Green Space Network (identified on the Proposals Map). This broadly encompasses the wildlife, biodiversity, ecosystem services &amp; functions, access, recreation, landscape and townscape value of the Green Space Network. Development that does not achieve this will not be supported.</p> <p>Coherence of the Green Space Network should also be maintained when considering any development and infrastructure proposals. Where infrastructure projects or certain developments necessitate crossing the Green Space Network, they should maintain and enhance the coherence and quality of the network. In doing so, appropriate provision should be made for access across roads for wildlife and outdoor recreation.</p> <p>Masterplans will determine the location, extent and configuration of the Green Space Network within the area, and its connectivity with the wider network.</p>
<p><b>Urban Green Space</b></p> <p>We will protect, support and enhance the city’s Urban Green Space (parks, playing fields, sports pitches, woods, food-growing spaces, or all other areas including smaller spaces not identified on the Proposals Map such as amenity space or garden ground). Development proposals that do not achieve this will not be supported.</p> <p>Exceptions may be made when an equivalent and equally convenient and accessible area for public space is provided by the applicant for Urban Green Space purposes, for example through the replacement of school buildings, within the locality of the site. In all cases, development will only be acceptable if it meets criteria set out in the Aberdeen Planning Guidance: Open Space and Green Infrastructure.</p>

Open Space in New Development
<p>We will require the provision of biodiverse, usable and appropriate open space in new developments to ensure functionality. Please see Aberdeen Planning Guidance: Open Space and Green Infrastructure for information on how to calculate open space requirements, as well as different types of provision (including food-growing) and the expected accessibility and quality standards.</p> <p>We will seek open space provision in all developments, including on brownfield sites. It may not be possible to increase the amount of open space on some brownfield sites, for example where existing buildings on the site are being retained. In these cases, appropriate design solutions to deliver on-site amenity will be sought in the first instance and commuted sums towards off-site provision or enhancement of existing open spaces will be sought where appropriate.</p> <p>In areas where the Open Space Audit has shown that there is opportunity for improvement of existing open space, contributions may be sought to enhance existing provision instead of new provision being required. The Open Space Audit and Strategy provides details of any improvements or enhancements that may be required to open spaces in different areas of the city, and how the linkages between them may be improved. Further guidance is included in Aberdeen Planning Guidance: Open Space and Green Infrastructure.</p>
<p><b>Outdoor Access and Core Paths</b></p> <p>New development will maintain and enhance the integrity of existing access rights to; land and water, Core Paths, other paths and rights of way, or safeguard potential access opportunities to these. This includes any impacts on access during the construction, operation, decommissioning and reclamation phases of development.</p> <p>In exceptional circumstances routes may be affected by development. In these cases it will be necessary to maintain their condition, enhance their amenity value, or provide an alternative path or access (which links the same locations) that is safe, high quality and convenient for the public to use.</p> <p>Development proposals should include new or improved provision for public access, permeability, and links to the core path network and green spaces for recreation and active travel within their design. We may seek Developer Obligations for Core Paths where appropriate.</p>

Further information about the standards of infrastructure required are set out within Aberdeen Planning Guidance: Open Space and Green Infrastructure.

## Aberdeen Planning Guidance

### Open Space and Green Infrastructure

Aberdeen Planning Guidance (APG): Open Space and Green Infrastructure supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regards to the delivery of Open Space and Green Infrastructure. Accordingly, Open Space and Green Infrastructure includes advice on: Open Space provision in new development including food-growing, standards for Open Space in residential, brownfield and non-residential development, applying the policies, maintenance and management of Open Spaces, Green Space Network, and Outdoor Access Rights.

## Our Natural Heritage

### Natural Heritage

6.22 The protection, preservation and enhancement of natural heritage, including geodiversity, sites and species, are important aims of this Plan. All development will be required to protect and enhance natural heritage assets including maintaining and enhancing physical and functional habitat connectivity.

6.23 We will take a broad approach to protecting natural heritage. Development will be expected to demonstrate that it safeguards and/or enhances biodiversity, designated sites and protected species. We will also take into account the need to work with natural processes and to provide for healthy ecosystems; seek enhancements of ecosystem services through the retention and enhancement of our natural heritage assets; and ensure that overall biodiversity gains are delivered. The creation of multifunctional SuDS schemes which support biodiversity will be an important element of proposals.

6.24 The cumulative effects of development will be considered when assessing planning applications.

6.25 Climate change effects on species, habitats and connectivity should be considered in development proposals. Careful choices in design, siting, construction methods and plant selection are crucial and environmental enhancement net gains through development will have an overall positive effect on climate change mitigation and adaptation. Disturbance of peat and other carbon rich soils, for example through excavation or drainage, developments which may result in the disturbance of peatland and carbon-rich soils will require an assessment of the likely effects on CO<sub>2</sub> emissions, to reduce the impacts of development on carbon dioxide emissions.

6.26 Natura sites include Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Development that is likely to have a significant effect on any Natura site, either alone or in combination with other plans or projects, will require an Appropriate Assessment under the Habitats Regulations. The River Dee SAC is the only Natura site within the Plan area. Assessments will be required to consider all relevant Natura sites both within and outwith the Plan area. Other sites near to Aberdeen which may be impacted include, but are not limited to, the Ythan Estuary, Sands of Forvie and Meikle Loch (and proposed extension) and Loch of Skene Special Protection Areas (SPA).

6.27 National designations within the Plan area include Sites of Special Scientific Interest. Local designations include Local Nature Conservation Sites and Local Nature Reserves. These are shown on the Proposals Map. Please see the Aberdeen City Council website for a list of local designations.

6.28 Some of the species found in Aberdeen are protected under international and national law (including European Protected Species, and species protected under the Wildlife and Countryside Act 1981) while others are identified as being of local importance (North East Scotland Local Biodiversity Action Plan species).



### Policy NE3 – Our Natural Heritage

Development should not have a detrimental effect (directly or indirectly) on its own or in combination with other proposals) on:

- Sites, habitats, ecosystems or species protected by law or natural heritage designation;
- Sites which have been designated for their geodiversity value;
- Areas of peatland or other carbon-rich soils;
- Sites, habitats, ecosystems or species of regional or local nature conservation value.

Where a development is likely to affect any of the above assets it must demonstrate that alternative solutions have been considered and ruled out, detrimental effects can be minimised through mitigation and overall biodiversity gains can be achieved. Where detrimental effects are still unavoidable, development will only be supported where these adverse effects are clearly outweighed by social, environmental or economic benefits at a level which is at least equal to the designation's or species' importance (international, national or local).

#### Designated Sites and Protected Species

Development that would have an adverse impact on a Natura site will only be permitted where there are no alternative solutions, and there are reasons of overriding public interest, including those of a social or economic nature, and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

Development that is likely to impact upon a nationally designated site will only be supported where it would not adversely impact the integrity of the area or the qualities for which it has been designated. Where adverse impacts are unavoidable, they must be clearly outweighed by social, environmental or economic benefits of **national** importance.

Development that is likely to impact upon a locally designated site should minimise adverse impacts through careful design and mitigation measures. Where adverse impacts are unavoidable, they must be clearly outweighed by social, environmental or economic benefits of **city-wide** importance.

#### For all development proposals, the following is required;

A thorough assessment of all natural heritage assets which may be impacted which includes:

#### For all development proposals, the following is required;

- habitats and species, designated or protected either internationally, nationally or locally, or of regional importance
- an assessment of potential impacts of the proposal on the designated site or protected species in compliance with Scottish Planning Policy and the relevant legislation
- the contribution of the site to the surrounding habitat network and proposals to prevent fragmentation or isolation of habitats and restore or create habitat links
- an assessment of alternative solutions to avoid adverse effects
- proposals to mitigate any adverse effects
- provision to achieve overall biodiversity gains for the site
- A Construction Environmental Management Plan (CEMP) may be required to address any potential adverse impacts on designated sites, protected species, peatlands or carbon-rich soils, waterbodies or regionally important species and habitats during the construction phase of a development.
- Buffer strips are required for the protection and enhancement of water bodies and local biodiversity, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea.

#### Carbon Rich Soils

Development should avoid areas of peatland and other carbon-rich soils. There will be a presumption against development which would involve significant draining or disturbance of peatland or carbon-rich soils. Developments which may result in the disturbance of peatland and carbon-rich soils will require an assessment of the likely effects on CO2 emissions.

### Aberdeen Planning Guidance

#### Natural Heritage

Aberdeen Planning Guidance (APG) Natural Heritage supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regards to Natural Heritage. Accordingly, APG includes advice on: Statutory Designated Sites, Protected Species, principles for protecting Natural Heritage, buffer strips, Environmental Impact Assessment, and Habitats Regulation Appraisal.

## Our Water Environment

### Flooding

- 6.29 This Plan aims to manage and reduce flood risk by ensuring that new development does not take place on areas susceptible to flooding and incorporates appropriate and sustainable surface water management measures. The Council will also seek to protect land and green infrastructure with the potential to contribute to natural flood risk management from development. Development allocations in this Plan have been informed by a Strategic Flood Risk Assessment.
- 6.30 In accordance with the Flood Risk Management (Scotland) Act 2009, a Flood Risk Management Plan for Aberdeen City and Aberdeenshire is being prepared to address fluvial and coastal flooding. This will be complemented by a Surface Water Management Plan which is also in preparation. Relevant Aberdeen Planning Guidance will be updated to reflect the actions and recommendations of these plans as necessary.
- 6.31 The ultimate responsibility for managing flood risk lies with land and property owners. All development proposals should take proper account of the likely future effects of climate change, including rising sea levels, greater frequency and duration of rainfall events, and extreme weather events. In assessing development proposals, we will consider flood risk from all potential sources including watercourses, storm and tidal surges and rising sea levels, rising groundwater, surface water and drainage systems. These will be assessed by the relevant authority.
- 6.32 The Scottish Environment Protection Agency's Flood Maps ([www.sepa.org.uk](http://www.sepa.org.uk)) provide an indication of areas potentially at risk from flooding. Where appropriate, we will consult with key stakeholders such as SEPA having had regard to the Flood Risk Framework as set out in Scottish Planning Policy.

### Foul Drainage and Water Quality

- 6.33 The Plan also seeks to achieve satisfactory disposal of sewage, thereby maintaining and improving standards of environmental quality, public health and amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. Developers will be required to demonstrate that their proposals for foul

drainage conform to Scottish Water's current design standards (Sewers for Scotland v4.0 or its successors).

- 6.34 Water quality is vital for both human health and the health of aquatic ecosystems, and provides significant economic benefits, for example through fisheries and the tourism industry. Therefore, maintaining and improving water quality should be an important consideration in development proposals. We will contribute to achieving the EU Water Framework Directive's objectives of good ecological status of our water environment through the implementation of River Basin Management Plans.

### Surface Water Drainage

- 6.35 Sustainable Drainage Systems (SuDS) provide multiple benefits including managing flood risk, improving water quality and enhancing biodiversity. All new developments are required to make provision for SuDS and these should be designed in accordance with best-practice design guidance in the SuDS Manual (CIRIA C753), and the technical criterion set out in Sewers for Scotland v4.0 and its successors. In some circumstances, developments may also be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in the Scottish Government's Online Planning Advice on Flood Risk.
- 6.36 The Council is developing strategic-level Regional SuDS to provide sustainable flood risk management at a strategic scale. There may be opportunities for developers to contribute to a Regional SuDS scheme to help address the impact of their development. Please see our Technical Advice Note (TAN) for more information.

### Coastal Environment

- 6.37 Aberdeen's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area, developed and undeveloped coast (shown on the Proposals Map). In general, the developed coast is already a focus of economic or recreational activity and is likely to be suitable for further development, whereas the undeveloped coast is largely unspoiled and likely to be unsuitable for development.



- 6.38 The Marine (Scotland) Act 2010 introduced a new system of marine spatial planning for Scotland. The National Marine Plan, published by the Scottish Government in March 2015, sets out strategic policies for the sustainable use of Scotland's marine resources out to 200 nautical miles as well as Regional Marine Plans. If the need arises, Aberdeen Planning Guidance will be produced to take into account the provisions and requirements of the National and Regional Marine Plans when they are adopted.
- 6.39 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas marine spatial planning applies from Mean High Water Springs. All development proposals which affect the inter-tidal area, as well as the wider coastal area generally, should demonstrate the principles of Integrated Coastal Zone Management, which aims for the co-ordinated consideration of issues and policies relating to nature protection, aquaculture, fisheries, agriculture, industry, off shore wind energy, shipping, tourism, development of infrastructure and mitigation and adaptation to climate change.
- 6.40 A precautionary approach should be taken to assessing flood risk from the coast, taking into account the potential effects of climate change, such as sea-level rise and more extreme weather events.

## NE4 – Our Water Environment

### Flood Risk & Management

Development will not be supported if:

1. It increases the current and/or future risk of flooding
  - a. By reducing the ability of the functional flood plain to store and convey water; or
  - b. Through the discharge of additional surface water; or
  - c. By harming flood defences;
2. It would be at risk of flooding itself; or
3. Adequate provision is not made for access to waterbodies for maintenance; or
4. It would require the construction of new or strengthened flood defences that would have a significantly damaging effect on the landscape character, built and historic environment, infrastructure and natural heritage interests within or adjacent to a waterbody.

The piecemeal reduction of functional floodplains will be avoided. Development on the functional floodplain will only be considered where its location is essential for operational reasons. Development must be designed and constructed to remain operational during floods and not to impede water flow.

Applicants will be required to provide a Flood Risk Assessment where a development is likely to result in a material increase in the number of buildings or area of land at risk of flooding, or where it has been indicated in the opportunity sites schedule that one will be prepared. Potential flood risk is determined by a screening process, including consideration of the indicative flood risk maps produced by the Scottish Environment Protection Agency (SEPA) and the Council's Strategic Flood Risk Assessment.

There is a presumption against excessive engineering and culverting of waterbodies. Natural treatments of floodplains and other water storage features will be preferred wherever possible. There will be a requirement to restore existing culverted or canalised water bodies to a naturalised state where this is possible. Where the Council agrees that culverts are unavoidable for technical reasons, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrably neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.

### Foul Drainage & Water Quality

Connection to the public sewer for foul drainage will be a prerequisite of all development where this is not already provided. Private wastewater treatment systems in sewered areas will not be permitted. In areas not served by the public sewer, a private sewer treatment system for individual properties will be permitted provided that the developer demonstrates that there will be no adverse effects on the environment, amenity and public health.

### Surface Water Drainage

All new developments are required to incorporate SuDS to manage surface water, with the exception of single dwellings/extensions to residential properties or discharges to coastal waters. For change of use and/or redevelopment, opportunities should be sought to retrofit SuDS where appropriate.

SuDS components need to be selected based on specific site opportunities and constraints and provision should be addressed as part of a Drainage Impact Assessment (DIA). DIAs will be required for new development proposals of 5 or more homes or 250 square metres non-residential floorspace. DIAs will also be required if the proposal falls within a sensitive area (identified in the TAN). DIAs should detail how surface water will be managed.

Further information on flooding and drainage can be found in the SuDS TAN.

### Coastal Development

Development will not be supported in undeveloped coastal areas (shown on the Proposals Map). Exceptions to this general presumption will be: considered where the proposal:

1. Is dependent on that coastal location given the purpose and operation of the development; and
2. There is no other suitable site, including brownfield land; and
3. It respects the character and value of the landscape, the natural and historic environment, and the recreational value of the surrounding area; or
4. There is an overriding environmental benefit from the proposal.

The exceptions listed above, where considered acceptable in principle must also meet all of the following criteria:

1. The development must not be located in an area at risk of coastal erosion or flooding;
2. A Topographical Survey (in agreement with SEPA) must accompany applications for development;
3. Public access to and along the coast must be protected and promoted wherever possible; and
4. Where marine noise modelling is deemed necessary by the Council or key agencies, it must be demonstrated that adverse impacts on bottlenose dolphins, Atlantic salmon, and any other protected species will be avoided.

## Aberdeen Planning Guidance

### Flooding, Drainage and Water Quality

Aberdeen Planning Guidance (APG) Flooding, Drainage and Water Quality supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to Flooding, Drainage and Water Quality. Accordingly, APG Flooding Drainage and Water Quality includes advice on: statutory roles and responsibilities, arrangements for flood risk management planning in Scotland, Flood Risk Assessment, Drainage Impact Assessment. Sustainable Drainage Systems (SuDS), Regional SuDS and waste and foul drainage requirements are set out in the associated Technical Advice Note.

### Trees and Woodland

- 6.41 Aberdeen has one of the lowest tree coverage percentages in Scotland. Tree and woodland cover contribute to the aims of sustainable development and enhance the services provided by woodland ecosystems. Single trees, groups of trees, hedgerows and woodlands throughout Aberdeen all provide important benefits in terms of amenity, landscape character, nature conservation, economic value and climate change adaptation and mitigation.
- 6.42 We will therefore seek to protect and enhance Aberdeen's existing stock of trees and woodland. Where trees are considered to be at risk from development or construction, we will require information and safeguarding measures in accordance with the standards set out in relevant Aberdeen Planning Guidance. We will also support opportunities to plant new trees and woodland to contribute to the existing stock.
- 6.43 Policy NE5 Trees and Woodland aims to ensure the long-term compatibility of trees with proposed buildings and associated infrastructure. It supports the Planning Authority's duty to make adequate provision for the preservation and planting of trees, Scotland's Forestry Strategy and the Scottish Government's Policy on Control of Woodland Removal.



## Policy NE5 – Trees and Woodland

Development should not result in the loss of, or damage to, trees and woodlands.

Development proposals will seek to increase tree and woodland cover and achieve the long-term retention of existing trees and woodlands that the planning authority consider worthy of retention. Where tree removal takes place or is necessary for good arboricultural reasons, replacement planting will be required to ensure an overall net gain in tree cover. Development that does not achieve this will not be supported.

Buildings and infrastructure should be sited to allow adequate space for a tree's natural development, taking into account the predicted mature height, canopy spread and future rooting environment.

Where applicable, root protection areas should be established, and protective barriers erected prior to any work commencing. See relevant Aberdeen Planning Guidance for more information.

## Aberdeen Planning Guidance

### Trees and Woodland

Aberdeen Planning Guidance (APG) Trees and Woodland supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regards to Trees and Woodland. Accordingly, the APG includes advice on: how trees are protected, development proposals, planning applications, and the requirements for surveys, plans and assessments.



## 7. Quality Placemaking

- 7.1 Quality placemaking is at the core of planning in Aberdeen. National Planning Framework 3, Scottish Planning Policy, Creating Places: A Policy Statement on Architecture and Place for Scotland, and Designing Streets promote the delivery of well-designed places and sustainable communities through a design led approach to planning. Quality placemaking creates places where people want to live, work, play and visit.
- 7.2 Quality placemaking is a holistic, multidisciplinary and collaborative approach. Its focus is creating development that sustains and enhances the social, economic, environmental, health and cultural attractiveness of the city. This approach is not restricted to influencing the appearance of a building, street or place; it considers an area's context, and balances the range of interest and opportunities to create multiple interconnected benefits. Successful placemaking can create positive place identity, foster a sense of community, belonging, social connections and social capital, deliver urban renewal and regeneration and promote sustainability, health, wellbeing, and mitigate and adapt the impacts of climate change. It is a material consideration in determining applications. Placemaking can be measured by six essential qualities: **a distinct identity, welcoming, safe and pleasant, easy to move around, adaptable to changing circumstances and is resource efficient.**
- 7.3 All development must follow a thorough process of site context appraisal to arrive at an appropriate proposal. Context will differ from site to site, however significant characteristics include: siting, scale, mass, detail, proportion, materials, colour, orientation, land designation, surrounding uses, transportation and connectivity, existing building heights, landscape, natural heritage features, topography, views and the relationship to streets and open space, both public realm and green space. Not all development will be of a scale to make a significant placemaking impact, however all good design and detail adds to the attractiveness of the built and natural environment and careful consideration is crucial. All development, from window replacements to large developments, represent an opportunity to add to the rich placemaking legacy of our built environment, and contribute towards creating successful, sustainable places with a strong and distinctive sense of place.

- 7.4 Aberdeen encourages an engaging, design-led approach to secure quality placemaking through the appropriate use of pre-application discussion, and the application of the placemaking process.

### Policy D1 – Quality Placemaking

All development must ensure high standards of design, create sustainable and successful places and have a strong and distinctive sense of place which is a result of detailed contextual appraisal.

Proposals are required to ensure:

- quality architecture, craftsmanship and materials;
- a well considered layout, including biodiverse open space, high quality public realm and landscape design;
- a range of sustainable transportation opportunities ensuring connectivity commensurate with the scale and character of the development.

Successful places will sustain and enhance the social, economic, environmental, wellbeing and cultural attractiveness of the city.

Proposals will be considered against the following six essential qualities.

- distinctive
- welcoming
- safe and pleasant
- easy to move around
- adaptable
- resource efficient

A design strategy will be required to be submitted that demonstrates how a development meets these qualities. The design, scope and content will be proportionate to the scale and/or importance of the proposal.

Aberdeen Placemaking Process TAN provides guidance where the production of planning briefs, development frameworks and masterplans are required.

### Criteria: Six Qualities of Successful Placemaking

- 7.5 The section below provides further guidance on the six qualities of successful placemaking. The criteria used in assessing an application will be relevant to the scale, character and nature of the proposal.



### Distinctive

- responds to the site context and is designed with due consideration to siting, scale, massing, colour, orientation, details, footprint, proportions and materials
- retains and re-uses built or natural assets as features of the site
- protects and enhances the city's important views and creates new views
- is well planned with high quality design, materials and craftsmanship
- complements the established distinctive consistency of materials of an existing streetscape
- reinforces established patterns of development
- reflects local styles and urban form
- development complements local features, such as spaces and scales, street and building forms, materials, landscapes, topography, ecology, and skylines, to create places with a sense of identity
- soft and hard landscaping throughout the site are specified, and maintained, adding visual identity that connect buildings and spaces, and supports climate change adaptation
- where appropriate, uses public art within the public realm to ensure sense of identity

### Welcoming

- well detailed, where materials, colour, texture and proportion are considered
- easy to find your way around through a well ordered and inclusive layout with a hierarchy of streets for transportation and recreation
- creates an attractive and defined entrance to the development, the local area or building
- has an attractive and active street frontage
- includes appropriate signage and distinctive lighting to improve safety and highlight attractive buildings

### Safe and Pleasant

- designed with pedestrian movement as the priority
- avoids unacceptable impacts on adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing
- enables natural surveillance of public spaces through active frontages and does not create spaces which are unsafe or likely to encourage or facilitate crime
- distinguishes between private and public space
- inclusive in its design and creates accessible environments

- incorporates appropriate lighting to avoid creating dark shadows or bright glare
- is not at unacceptable risk of flooding or increases flood risk elsewhere

### Easy to get to / move around

- prioritises sustainable and active travel
- provides well connected links within the development and connects to adjacent existing, and proposed, active travel networks & public transport facilities
- places the movement of pedestrians and cyclists above motor vehicles
- provides well connected links to community services and facilities
- provides places to stop and rest for pedestrians
- provides cycle and motor bike storage and complementary facilities

### Adaptable

- particularly in areas that are subject to change (e.g. town centres and industrial areas) new development is constructed in a manner suitable for a range of future uses
- new housing should be designed accommodate future internal alteration to sustain reconfiguration suitable for future occupants
- mix of building tenures, densities and typologies
- support climate change mitigation and adaption including increased rainfall, flood risk implications, solar shade and shelter

### Resource efficient

- reuses existing buildings and brownfield sites
- encourages movement and journeys by sustainable transport
- maximises efficiency of the use of resources through natural or technological means such as low or zero carbon energy-generating technologies, solar orientation and shelter, water saving measures including water capture and reuse, avoidance of carbon rich soils, incorporation of SuDS and blue/green infrastructure
- denser development sharing infrastructure and amenity with adjacent sites
- minimises energy use and loss
- makes use of available sources of heat and power
- uses building materials from local or sustainable sources
- higher density in town centres and areas with convenient access to good public transport services
- provides space for the separation, storage and efficient collection of recycling and waste

## Aberdeen Planning Guidance

### Energetica

Aberdeen Planning Guidance – Energetica provides guidance on how developments within the Energetica corridor will assure quality of placemaking by ensuring developments are adaptable, resource efficient, safe and pleasant, easy to move around, welcoming and distinctive.

### Temporary Buildings

Aberdeen Planning Guidance – Temporary Buildings, provides guidance on how developments of this nature will be expected to assure quality of placemaking by giving consideration to placement, length of time of the proposal, and context. The APG outlines criteria to be satisfied when developments of this nature are proposed.

### Amenity

- 7.6 Amenity has an influence on the quality of life of individuals and communities. Poor amenity can have detrimental impacts on health and wellbeing. Buildings must be fit for purpose and meet the needs of users and occupiers, with consideration given to neighbouring properties to ensure there are no unreasonable impacts on daylight, sunlight, noise, air quality and outlook. Amenity spaces around buildings must be useable, have a degree of privacy and be designed to include a range of functions appropriate to the building use, such as space for play, seating, food growing, tree planting and drying laundry.

### Policy D2 – Amenity

In order to ensure provision of amenity the following principles will be applied.

Development will be designed to:

- make the most of any opportunities offered by the site to optimise views and sunlight through appropriate siting, layout and orientation;
- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;

- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;
- have a public face to the street to ensure natural surveillance, and active street frontages;
- ensure that refuse and recycling facilities, cycle storage, low and zero carbon technology, plant and services are sensitively integrated into the design;
- ensure that external lighting minimises light spillage into adjoining areas and the sky.

### Residential developments will also:

- ensure that occupiers are afforded adequate levels of privacy;
- ensure minimum standards for internal floor space and private external amenity space in terms of quantity and quality;
- provide no less than 50% usable amenity space where it is necessary to provide car-parking within a private court. Underground and/or decked parking will be expected in higher density schemes;
- ensure minimal shading of external private and public spaces;
- ensure all residents have access to usable private/ semi-private open spaces and sitting-out areas provided by way of balconies, terraces, private or communal gardens;
- have a private face to an enclosed garden or court to ensure a sense of safety and enclosure.

Further guidance can be found within Aberdeen Planning Guidance: New Developments, and Landscape.

## Aberdeen Planning Guidance

### New Developments

Aberdeen Planning Guidance (APG) New Developments provides guidance on how developments will ensure suitable amenity is achieved within developments. APG also covers the subdivision and redevelopment of residential curtilages, conversions of buildings in the countryside, city centre living, and space standards. The APG ensures consideration is given to context, the impact on the development on the surrounding built/ natural environment and achieving good amenity.



## Big Buildings

- 7.7 A 'big building' is regarded as one that exceeds the general height of the surrounding built context and/or whose footprint is in excess of the established development pattern, the urban grain, and the surrounding context.
- 7.8 Well-placed big buildings within the city centre and immediate periphery can reinforce the city's urban experiences and opportunities by: defining places with single new buildings or clustering in groups, providing greater densities and concentrations of use; bringing greater accessibility to a range of amenities; offering greater social intensity; creating the opportunity for different economies at different times of the day as well as providing significant visual interest.
- 7.9 Aberdeen City Council considers that, where possible, the most appropriate location for quality big buildings should be within the city centre boundary and its immediate periphery. Concentrating appropriate development within the city centre provides a clear long-term vision for growth and reinforces the role of the centre as a destination venue well connected by active travel and public transport rather than sites outwith the city centre whose likely development impacts will displace and dilute the role of the city centre.
- 7.10 Big buildings have a big impact on our environment whether in terms of their visual presence, the uses they bring to an area or the challenges of connecting them within the existing context, and many more social and environmental implications. It is crucial that sites for big buildings are identified as a result of a thorough urban design analysis to understand the context and its capabilities in providing appropriate functional and visual additions and new identities to parts of the city. Much of the city centre and its immediate periphery is a conservation area; a fundamental consideration during the analysis of the context.
- 7.11 Due to the nature of their existing context, the policy is unlikely to apply to employment areas, industrial areas and established health or education campuses.

## Policy D3 – Big Buildings

Big buildings must be of a high quality design which complements or improves the existing site context.

The most appropriate location for big buildings is within the city centre and its immediate periphery. A proposal's relationship with its context must be demonstrated by using a design statement that includes:

- an analysis of the context;
- an illustration of its landscape, townscape and visual impacts through a series of sequential views;
- an analysis of micro-climatic impacts;
- connectivity;
- the use of high quality materials, craftsmanship and detailing with low maintenance implications.

Proposals for big buildings that are considered to detract from their context and/or interfere with an established vista will not be supported.

Big buildings should maintain and enhance the pattern and arrangement of the street blocks and plots, have slender vertical emphasis and silhouettes that are in proportion and have active uses at ground level to the street.

Big buildings should be sustainable, be composed of a range of complementary uses, and be part of a development with smaller scale buildings to reduce any dominating impact within established areas and minimise blank elevations to the street.

Further guidance can be found within Aberdeen Planning Guidance: Big Buildings.

## Aberdeen Planning Guidance

### Big Buildings

Aberdeen Planning Guidance (APG) Big Buildings assures quality of placemaking is provided when tall and/or bulky building developments are proposed. Criteria to be satisfied in the SG include: site selection, context and appropriate uses, visual analysis and design, building form and visual impact, environmental issues and maintenance and future proofing. Proposals must ensure quality placemaking is achieved by

following the placemaking criteria under the heading of distinctive, welcoming, safe and pleasant, easy to get to/move around, adaptable and resource efficient.

beneficial impact to health and wellbeing, and allow for food growing and foraging. Landscape design shapes the environment to create desirable places and environments for people, plants and animals to thrive.

## Landscape

- 7.12 Landscape, townscape and seascape character are fundamental in defining and underpinning the distinctive identity of Aberdeen, its setting and embodying sense of place. These different characters are part of the natural and built heritage of Aberdeen making the city easily recognisable. Aberdeen has a close relationship with its natural environment, the name granite city reflects the abundance of buildings constructed from locally sourced stone, while the city's development has been shaped by two river valleys, an arc of hills, and the coast. The river valleys are instrumental in forming links with the surrounding countryside and bring elements of this right through the city. The river valleys, arc of hills and coast provide setting to the city and allow views of the countryside and the sea from many parts of the city, underpinning Aberdeen's distinctive and diverse landscape character. The Aberdeen coast forms an important part of regional and local identity. The character in Aberdeen is wide ranging and encompasses rural, urban, peri-urban, coastal, and historic built and natural environments. Planning must conserve and enhance landscape, townscape and seascape character as these contribute to the distinct identity of Aberdeen, its setting and sense of place.
- 7.13 Landscape character is a fundamental consideration in developing a site to ensure sense of place is conserved and enhanced. Landscape design should contribute to the delivery of sustainable places and recognise the important role that green infrastructure plays in adapting to climate change and sustainability providing a safe and active environment and good quality landscape setting. In order to secure high quality development, it is essential that hard and soft landscaping are an integral part of any development proposal.
- 7.14 Respecting existing landscapes and enhancing them through quality development is an essential component in the design process. Existing features add to successful places by ensuring originality, distinctiveness and reinforcing feelings of a positive sense of place. Well-designed hard and soft landscaping can add invaluable amenity, protect and enhance biodiversity through consideration of habitats and their connections, have

## Policy D4 – Landscape

Landscape / seascape / townscape character and existing elements which provide, or contribute to, a distinct 'sense of place' will not be adversely affected by development. Development will provide opportunities for conserving or enhancing existing landscape / seascape / townscape elements (natural and built), including linear and boundary features or other components which contribute to character and 'sense of place'.

Development should avoid adversely affecting the character of landscapes and seascapes which are important for the setting of the city, including the coast, river valleys and hill landscapes.

Important views of the city's townscape, landmarks and features (including the coast, river valleys, and hills) when seen from busy or important publicly accessible vantage points such as roads, railways, recreation areas, and path networks and particularly from the main city approaches (gateways) will not be adversely affected by development. Where development is permitted on gateways routes it will be expected to enhance the gateway route frontage.

Development should avoid disturbance to, or loss or damage to important recreation, wildlife or natural resources (such as woodland, rivers, coast) or to the physical and functional links between them.

Green spaces between and around places or communities, and those which can provide opportunities for countryside activities, will not be eroded by development.

The Council may require a Landscape and Visual Impact Assessment (LVIA) to be submitted with proposals, as is outlined in Aberdeen Planning Guidance.

Further guidance is available in the Aberdeen Planning Guidance: Landscape.



## Policy D5 – Landscape Design

Development proposals will be designed with an effective, functional and attractive landscape framework supported by clear design objectives. The level of detail required will be appropriate to the scale of development.

Landscape design will:

- be integrated early into the layout and design of the site, informing the spatial arrangement of both built and natural elements;
- ensure a sense of place is maintained and enhanced through an assessment of the site and its surrounding landscape/seascape/townscape character; and sympathetically incorporate existing key characteristics and features that contribute to landscape/seascape/townscape character;
- mitigate any negative landscape and visual impacts;
- ensure physical connectivity to adjoining and nearby green spaces, buildings and features;
- maximise adaptation and resilience of the built and natural environment to the effects of climate change, and mitigate the impacts of climate change;
- protect and enhance biodiversity by designing the spatial arrangement of new and existing habitats to maximise connectivity between habitats within and around the site, including the design of SuDS, and through the careful use of informed habitat creation and planting design techniques;
- impact positively on health and wellbeing; ensure active travel routes and areas of recreational / open space are designed to be well connected, inclusive and safe; and help to mitigate air, light and noise pollution.
- be designed for low maintenance where feasible and appropriate to the design objectives.

Applications for new development must include a statement of landscape design objectives, hard and soft landscape design plans and specifications, and detailed maintenance proposals.

Further guidance can be found in the Aberdeen Planning Guidance: Landscape

## Aberdeen Planning Guidance

### Landscape

Aberdeen Planning Guidance (APG) Landscape provides guidance on how developments will assure quality of placemaking by considering landscape as both a tool to aid the appropriate layout of development and as a feature of development. Criteria to be satisfied in the APG include: the development proposal, layout and design of residential and commercial developments, soft and hard landscaping, boundary treatments, slopes, car parking and landscape establishment and maintenance.

### Historic Environment

- 7.15 Aberdeen has a rich built heritage that gives the city its unique sense of place and identity. The importance of built heritage and its management is outlined in national policy through Our Place in Time – The Historic Environment Strategy for Scotland, Historic Environment Policy for Scotland, Managing Change in the Historic Environment documents, Scottish Planning Policy and National Planning Framework 3. Local policy documents on Aberdeen’s built heritage include Aberdeen’s Conservation Area Character Appraisals and Management Plan, and Aberdeen Planning Guidance documents. These documents along with the following policies will be used to determine applications within the historic environment.
- 7.16 The development of Aberdeen over the centuries owes much to its geography and geology and the buildings, road patterns and parks that grew out of them. This legacy of diverse spaces and places is the historic environment. It is covered by a variety of statutory designations designed to protect and conserve it, whilst still responding and adapting to change. The city centre, the west end and Old Aberdeen all contain significant numbers of listed buildings and conservation areas. Aberdeen has over 1,200 listed building entries, 11 Conservation Areas, 39 Scheduled Monuments and 1 site designated within the Inventory of Gardens and Designed Landscapes in Scotland. Alongside designated sites there are a range of non-designated assets and areas of historical interest, such as historic landscapes, other gardens and designed landscapes, woodlands and routes. Planning authorities should protect and preserve significant non-designated assets and areas of historical interest as far as possible and in situ wherever feasible.

The historic environment:

- Projects our cultural identity and regional distinctiveness;
- Contributes to economic development and regeneration;
- Supports the growth of our tourism and leisure;
- Helps connect people and places, providing continuity in a changing world;
- Contributes to sustainability by conserving resources.

7.17 It is important to conserve the historic environment for our own and future generations. The key is ensuring the historic environment remains in active use, is correctly maintained and sympathetically managed through a clear understanding of cultural significance and breadth. Failure to do so can lead to loss of historic sites and buildings. Listed buildings and buildings within conservation areas can be featured on the Buildings at Risk Register for Scotland. Historic Environment Scotland's Managing Change in the Historic Environment Asset Management document outlines principles for the management of the historic environment.

7.18 Changes to the historic environment such as unsympathetic additions or works to boundary walls, railings, trees, paving, windows and doors, etc can have a negative cumulative effect on the character of areas. Retention of detail, historic fabric and features which contribute positively to the character of the area is also important. Where change to historic environment is proposed detailed recording and surveys can be used to document the asset for the public record and historical understanding.

#### Policy D6 – Historic Environment

Development must protect, preserve and enhance Aberdeen's historic environment, including its historic fabric.

There will be a presumption in favour of the retention and appropriate reuse of historic environment assets that contribute positively to Aberdeen's character.

Appropriate developments, including new features and fixings, must be designed to respect the character, appearance and setting of the historic environment and protect the special architectural or historic interest of listed buildings, conservation areas and historic gardens and designed landscapes. Stone cleaning will only be supported if in line with local and national guidance.

Proposals which have the potential to impact on historic environment assets, or a significant element thereof, will be required to ensure the effective recording, assessments, analysis, archiving and publication of any reports or records to an agreed timeframe.

The physical in situ preservation of all scheduled monuments and archaeological sites is expected. Developments that would adversely impact upon archaeological remains, of either national or local importance, or on their setting will only be permitted in exceptional circumstances, where there is no practical alternative site and where there are imperative reasons of over-riding public need.

In any such case, the applicant must at their own expense:

- take satisfactory steps to mitigate adverse development impacts; and
- ensure suitable investigation and recording is completed, and
- where the preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development and the publication/curation of findings, and, where appropriate, associated events for the public benefit.

Further guidance can be found within the Conservation Area Character Appraisals and Management Plan, and Aberdeen Planning Guidance: Stonecleaning.

### Aberdeen Planning Guidance

#### Stonecleaning

Aberdeen Planning Guidance – Stonecleaning, provides guidance on applications for stonecleaning and the impact they have on the distinctive historic environment of Aberdeen, by setting out criteria and noting the considerable harm to the historic environment and placemaking that can occur due to incorrect stonecleaning.

### Our Granite Heritage

7.19 Aberdeen, the Granite City, owes its visual identity and strong sense of place to the consistent and predominant use of locally quarried granite. Granite's qualities of longevity, strength, its range of colours, textures, its embodied energy and the examples of craftsmanship shown within the



city have made it a significant local building material. The supply of local granite is now limited and the Council wishes to protect and enhance the city's existing built heritage. Existing features such as setted streets, granite pavements and boundary walls, granite structures and buildings are assets to the city until proven that they can be replaced with development of equal or greater merit.

- 7.20 Parts of the city are designated as Conservation Areas and many buildings have specific listed status which provides a high level of planning control ensuring that the identity of the Granite City will remain. Conservation Area Character Appraisals record the significant characteristics of an area that should be considered at the outset when development is proposed.
- 7.21 The Council seeks the sustainable retention and appropriate re-use of all historic granite buildings, structures and features. Demolition is a last resort, and the visible re-use of salvage materials on site is required. This could include its use on building elevations, within landscape design and boundary features.

**Policy D7 – Our Granite Heritage**

The Council seeks the retention and appropriate re-use, conversion and adaption of all historic granite buildings, structures and features, including setted streets, granite kerbs and granite boundary walls.

Proposals to demolish any granite building, structure or feature, partially or completely, will not normally be granted planning permission, conservation area consent or listed building consent.

Any listed building; structure or feature in the curtilage of a listed building; or any unlisted building, structure or feature in a Conservation Area, may only be demolished where:

- evidence is provided to demonstrate that every effort has been made to retain it, and;
- It is no longer of special interest or cultural significance; or
- It is incapable of meaningful repair; or
- It can be demonstrated the demolition is essential to delivering significant benefits to economic growth or the wider community; or
- Its repair and reuse is not economically viable and that it has been marketed in an open and transparent manner.

Where the tests for demolition are met the visible re-use of salvaged features within the development site is required.

- 7.22 Windows, doors and their associated features make a substantial contribution to the character of a building and street. They provide an understanding of when a building was constructed, altered or used. They add to placemaking by ensuring distinctiveness and identity. Historic windows and doors are well suited to the Scottish climate, are durable and can be easily maintained and repaired. Windows and doors can be upgraded to increase energy efficiency, and improve sound insulation and security, often at a lower cost than replacing units, whilst still retaining the original features and style which gives character to buildings and streets. The following policy relates to listed buildings and unlisted buildings within conservation areas, but the general principles can be applied to all historic windows and doors in Aberdeen.

**Policy D8 – Windows and Doors**

Historic windows and doors will be retained, repaired and restored.

Replacement can only be supported where it has been demonstrated that historic windows and doors have deteriorated beyond practicable repair. Condition surveys will be required.

Opportunities to replace unsympathetic windows and doors will be supported.

Further guidance can be found in Aberdeen Planning Guidance: The Repair and Replacement of Windows and Doors.

**Aberdeen Planning Guidance**

**Windows and Doors**

Aberdeen Planning Guidance (APG), The Repair and Replacement of Windows and Doors provides guidance on how window and door developments will be expected to assure quality of placemaking by consideration of the historic environment, design, material, proportions, scale, detailing, and context. A hierarchy of proposals is outlined in accordance with National Guidance, promoting repair and reuse over

replacement when original and historic assets remain in situ. The APG outlines criteria on: retention and repair of original/historic windows and historic glass, reinstating original types and arrangements, removing unsympathetic additions, refurbishment, and replacement windows and doors, and detailing

## Shopfronts

- 7.23 New proposals need to be designed for their location to ensure they provide a positive experience to the building, streetscene and wider area.
- 7.24 Historic features add to the overall pleasant experience of buildings, streetscape and their wider surroundings, and are connected to places through their historical and cultural associations. Where a shopfront is part of the original design of a building it will contribute to the building's architectural significance. Inappropriate design, proportions or materials can detract from a building and the wider streetscape and setting.

## Policy D9 – Shopfronts

Proposals must be designed for their context with appropriate proportions, detailing and materials.

Proposals must relate sensitively and harmoniously to the building and make a positive contribution to the streetscene.

When replacement is proposed, it may be possible to restore elements of the original or historic design on the basis of sound evidence; alternatively, a modern shopfront within a traditional surround or a contemporary design which reinterprets the proportions and form of a traditional shopfront may be acceptable.

Historic shopfronts and their features will be retained and restored.

Further guidance is can be found in Aberdeen Planning Guidance: Shops and Signs.

## Aberdeen Planning Guidance

### Shops and Signs

Aberdeen Planning Guidance: Shops and Signs provides guidance on how shop and sign developments will assure quality of placemaking by consideration of design, material, proportions, scale, detailing, and context. The APG outlines criteria on: retention and repair of original/historic assets, reinstating original types and arrangements, removing unsympathetic additions, refurbishment, and replacement shops and sign, and detailing. Further guidance is outlined for signage on new build developments, industrial areas and specialist employment areas, again ensuring placemaking is assured.





## 8. Using Resources Sustainably

### Mineral Extraction

- 8.1 The future development of the city will require significant mineral resources. Ensuring that minerals are available within the city to support its growth will avoid the need to transport minerals over long distances, drive down construction costs and support jobs in the city. Hard rock, for the laying of roads, continues to be quarried at Blackhills (south of Cove) and North Lasts (north of Peterculter). Sand and gravel extraction has also taken place in the north of the city in the recent past.
- 8.2 Mineral extraction can significantly impact on the amenity of communities and the local environment. This Plan identifies and safeguards the sites at Blackhills and North Lasts Quarries, steering mineral extraction to the least sensitive areas within workable mineral deposits.

### Policy R1 – Minerals

Mineral extraction proposals are acceptable in principle, provided that:

1. there is no significant impact on the character and amenity of the surrounding landscape or residential properties/local communities or on the ecology of the area; and
2. sufficient information has been submitted with a planning application to enable a full assessment of the likely effects of development, together with proposals for appropriate control, mitigation and monitoring (the main considerations are set out in relevant national guidelines); and
3. where necessary, an appropriate buffer distance has been agreed with the Council, through consultation with local communities, taking account of the specific circumstances of the proposal; and
4. restoration will take place concurrently with excavation where possible. After excavation ceases, restoration will be completed in the shortest time practicable and the proposals accompanied by either an appropriate financial bond or supported by an industry guarantee scheme (such as the Quarry Products Association's Restoration Guarantee Scheme). The proposed after use will add to the cultural, recreational or environmental assets of the area.

Sites identified for mineral extraction are safeguarded from development which will sterilise the mineral resource or which compromises the safe operation of a quarry.

### Degraded and Contaminated Land

- 8.3 Aberdeen, much like the rest of the UK, has a legacy of land contamination, as a result of past industrial use. Part IIA of the Environmental Protection Act 1990 places a duty on Local Authorities to identify and secure the remediation of contaminated land in their respective areas. Local Authorities have the prime responsibility for enforcement of the Act but may choose to consult with SEPA in certain circumstances, such as water pollution and the enforcement of Special Sites. The Act also requires Local Authorities to maintain a Public Register of land that has been formerly determined as contaminated land. Aberdeen has no entries on its Public Register.
- 8.4 As well as Part IIAA, the planning process also represents an important mechanism for addressing land contamination and bringing brownfield land into beneficial use. Many brownfield sites in Aberdeen have been made suitable for a new use through development. The current planning guidance for contaminated land is provided for in PAN33, which endorses the risk assessment approach laid out in Part IIA.

### Policy R2 – Degraded and Contaminated Land

The Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals. Where there is potential for pollution of the water environment the Council will liaise with SEPA. The significance of the benefits of remediating a contaminated site, and the viability of funding this, will be taken into account when considering proposals for the alternative use of such sites.

### Waste Management Facilities

- 8.5 Scottish Planning Policy requires planning authorities to provide for new waste management infrastructure in their Development Plan and assist in implementing the national Zero Waste Plan's objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling and composting, recovery and finally disposal. A development strategy should guide waste facilities to the most sustainable locations. By 'sustainable location' national policy means locations close to the source of waste arisings (i.e. proximity principle), well linked to transport networks, supporting green job strategies and taking advantage, where possible, of industrial land.
- 8.6 Composting, transfer stations, materials recycling facilities, anaerobic digestion, refuse derived fuel, mechanical and biological and thermal treatment plants represent the principal options to meet future needs as we look to minimise landfill. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport and supporting Government policy.

### Policy R3 – New Waste Management Facilities

Proposals for waste management facilities within the city must comply with the waste hierarchy. Applications for waste management facilities will be supported provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy; and
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste; and
3. will not compromise the function and amenity of other land uses; and
4. minimise the transport of waste from its source; and

Applicants must submit:

- a) sufficient information to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and
- b) a design statement in support of the application, where the development would have more than a local visual impact; and



c) in respect of landfill proposals, land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Inappropriate neighbouring developments that may compromise the operation of waste management facilities including those listed below will not be approved. The diversification of existing facilities, which moves the waste management process up the waste hierarchy, will be supported in principle.

The following sites are safeguarded for waste-related uses:

East Tullos gas holder and household waste recycling centre (OP107) – an energy from waste facility or in-vessel composting plant.

Aberdeen Exhibition and Conference Centre site (part) at Bridge of Don (OP13) – a household waste recycling centre to replace the facility currently on Scotstown Road.

Additional facilities will be required to deal with construction, industrial land and business waste and these would generally be acceptable in Business and Industrial (B1) areas.

- 8.7 Waste that is not recycled or composted will continue to be collected. We should view such waste as a resource and derive value from it in the form of energy capture. The means by which this waste could be treated will be determined through an analysis which will consider all available technologies including incineration, gasification and pyrolysis of waste. Heat derived from energy from waste processes should be used to generate heat and power and supplied to homes and businesses in the city. Energy from waste has great potential to contribute to Policy R7: Renewable and Low Carbon.
- 8.8 Landfill is the option of last resort and any proposals for landfill will be subject to Policy R3 and other development plan policies.

#### Policy R4 – Energy from Waste

Applications for ‘energy from waste’ recovery facilities should be accompanied by an environmental assessment in terms of the Environmental Impact Assessment (Scotland) Regulations 2017. This should set out, amongst other things, whether the proposal complies with Policy R3. Consideration should also be given to:

1. the treatment of residues from any plant; and
2. SEPA’s Thermal Treatment of Waste Guidelines; and
3. direct wire connection to the electricity grid or specific end users and the provision of heat and power to a mix of neighbouring uses.

Industrial sites with the potential for connection to the electricity grid and with potential users of heat or power are likely to be suitable locations for energy from waste facilities.

- 8.9 All developments should provide enough space for the storage and collection of waste – specifically recyclables, organic and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste such as public houses, restaurants, medium to large-scale retail outlets and offices. Particular attention must be made to proposals in the city centre, including residential proposals, where space can be restricted. The design of waste facilities should therefore be an integral part of proposals and not just an afterthought.
- 8.10 Developers can save money and help the environment by not over-ordering materials, using recycled material and minimising waste production during construction. Preparing a Site Waste Management Plan will help identify how much waste will be produced, how this can be minimised and what might be done with the waste. For proposals where we believe the potential savings are likely to be significant, we will ask developers to prepare a Site Waste Management Plan. SEPA’s website ([www.sepa.org.uk](http://www.sepa.org.uk)) contains useful links for creating these as well as guidance on the sustainable reuse of greenfield soils in construction.

### Policy R5 – Waste Management Requirements for New Development

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate.

Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste. Further details are set out in Aberdeen Planning Guidance: Waste Management Requirements for New Development.

For proposals where we believe the potential savings on construction or demolition materials for recycling or reuse is likely to be significant, we will ask developers to prepare a Site Waste Management Plan as a condition of planning consent.

### Low and Zero Carbon Buildings, and Water Efficiency

- 8.11 Reducing the emissions of greenhouse gases is a key policy at international, national, regional and local level. The Climate Change (Scotland) Act 2009 creates a legal framework for the delivery of greenhouse gas emissions reductions in Scotland. The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 commits Scotland to a target of net-zero emissions of all greenhouse gases by 2045. Staged improvements in energy standards for new buildings have been in place since the publication of the Sullivan Report in 2007, which was updated in 2013.
- 8.12 Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings, however Section 72 of the Climate Change (Scotland) Act 2009 requires planning authorities to include policies in their Local Development Plans to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use. This can be achieved through the installation and operation of low and zero carbon generating technologies (LZCGT). Low and zero carbon generating technologies can be renewable energy sources such as but not limited to solar panels, wind turbines and heat pumps or linking into a heat network. Scottish Planning Policy supports the

planning system in reducing emissions and energy use in new buildings, promoting development that is resource efficient, and maximising the efficiency of the use of resources through natural or technological means.

- 8.13 The Strategic Development Plan has identified managing the use of water and increasing water efficiency is vital to reducing pressures on the River Dee as the region's main source of drinking water, and a Special Area of Conservation. The Strategic Development Plan notes that the combination of population and economic growth, along with the effects of climate change, may have a long-term impact on abstraction rates from the River Dee. To alleviate this pressure, it will be necessary to manage the use of this resource through increased water efficiency. Aberdeen Planning Guidance set outs the measures necessary to achieve this.

### Policy R6 – Low and Zero Carbon Buildings, and Water Efficiency

#### Low and Zero Carbon Buildings

All new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technology. The relevant Building Standards and percentage contribution required is set out in Aberdeen Planning Guidance. The Aberdeen Planning Guidance will be kept under review to ensure the proportion of the carbon emissions reduction standard to be met by these technologies will increase over time.

This requirement does not apply to:

1. Alterations and extensions to buildings; or
2. Change of use or conversion of buildings; or
3. Ancillary buildings that are stand-alone having an area less than 50 square metres; or
4. Buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or
5. Buildings which have an intended life of less than two years.



## Water Efficiency

To reduce the pressure on water abstraction from the River Dee, and the pressure on water infrastructure, all new buildings are required to use water saving technologies and techniques. The level of efficiency required, and types of efficiencies are detailed in Aberdeen Planning Guidance. Further guidance on compliance with this policy is contained in Aberdeen Planning Guidance: Resources for New Developments.

## Aberdeen Planning Guidance

### Resources for New Developments

Aberdeen Planning Guidance (APG) Resources for New Developments provides guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the delivery and safeguarding of Resources for New Developments. Accordingly, APG Resources for New Developments includes advice on: density, energy use in new buildings, including passive design and Low and Zero Carbon Generating Technologies, waste and recycling, and water use efficiency.

### Renewable and Low Carbon Energy Developments

- 8.14 The development of all types of renewable heat and energy generating technologies on all scales, including energy storage, is supported in principle. A positive approach to renewable development will help to meet the Scottish Governments target for 100% of Scotland's electricity to be generated from renewable sources by 2020, 11% of non-electrical heat demand to be met by renewable sources by 2020, and 50% of overall energy consumption to be met from renewable sources by 2030. Aberdeen's Local Outcome Improvement Plan stretch outcome 14 states Aberdeen will address climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of climate change. Powering Aberdeen, Aberdeen's Sustainable Energy Action Plan outlines the city's aspiration to reduce emissions by 50% by 2030 and establish alternative forms of energy.

- 8.15 In preparing this Plan, a spatial framework for wind turbines was undertaken. The process has not identified any 'Group 3: Areas with potential for wind farm development' as there are constraints across the entire Aberdeen City area. This does not preclude the development of wind turbines, but it means that care must be taken in assessing the impact of proposals. This will be done in line with Aberdeen Planning Guidance.
- 8.16 Much of the onshore renewable energy capacity in the North East of Scotland will come from large scale developments, such as wind farms, which are more difficult to accommodate in urban locations than in more rural locations. However, there will be a range of energy technologies that are more suited to urban locations. These range from single wind or hydro turbines through to heat and power networks, heat pumps, and devices which can be mounted on existing buildings (some of which are classed as permitted development). Aberdeen Planning Guidance on appropriate technologies will be provided through masterplans and Aberdeen Planning Guidance: Heat Networks and Energy Mapping.

### Policy R7 – Renewable and Low Carbon Energy Developments

Renewable and low carbon energy schemes will be encouraged and supported in principle, where the technology can operate efficiently, and the environmental and cumulative impacts can be satisfactorily addressed. Proposals will not:

1. cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas; or
2. negatively impact on air quality. Biomass will only be accepted outwith Air Quality Management Areas (AQMA) / Low Emission Zones (LEZ) and will not be accepted within the city centre; or
3. negatively impact on tourism; or
4. have a significant adverse impact on the amenity of dwelling houses.

Wind energy developments will meet the following specific requirements ensuring that:

1. Development does not give rise to electro-magnetic interference to aviation communication, other telecommunications installations, or broadcasting installations; and

2. Development does not result in a significant cumulative effect on landscape and natural heritage; and
3. Free standing wind turbines are set back from roads and railways a distance greater than the height of the turbine; and
4. Turbines are 10 rotor diameters from residential properties, and
5. Conform with Aberdeen Planning Guidance: Wind Turbine Developments. Appropriate conditions (along with a legal agreement under Section 75, where necessary) will be applied, relating to the removal of wind turbine(s) and associated equipment, and to the restoration of the site, whenever the consent expires or the project ceases to operate for a specific period.

Solar energy developments will need to meet the following specific requirements ensuring that:

1. Development does not result in significant negative cumulative visual impact, and consideration has been given to glint and glare issues and it has been demonstrated that any significant impacts will have a duration of less than five minutes in any one day, and
2. Associated infrastructure does not result in a negative cumulative effect on landscape and natural heritage, and
3. Low impact vegetation management can be achieved (grazing).

## Aberdeen Planning Guidance

### Wind Turbine Development

Aberdeen Planning Guidance (APG) Wind Turbine Development provides guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the delivery of Wind Turbine Developments. Accordingly, APG Wind Turbine Development includes advice on: Environmental Assessment including Landscape and Visual Impacts, safety assessments, Built and Cultural Heritage Assessment, Tourism and Recreation Assessment, efficiency, and decommissioning.

### Heat Networks

- 8.17 Scottish Planning Policy and National Planning Framework 3 outline the requirement for Scotland to become a low carbon economy and for

developments to actively seek to reduce energy use, and where energy is required to use or generate this in the most efficient manner possible. In support of these aims, all developments should in the first instance seek to reduce their energy use. The energy which is required should then be sourced through the most efficient method. Heat networks provide an opportunity to help deliver Scotland's climate change and renewable heat targets. Where a new development connects to an existing heat network or provides a new network it will be deemed to have met the requirements of Policy R6: Low and Zero Carbon Buildings, and Water Efficiency.

- 8.18 Aberdeen is fortunate to have several heat networks across the city, operated by the Council and other bodies. It is the aim of the Council to support and expand these networks to cover the widest area possible, to provide efficient lower cost energy to our residents. It is the aim of the Council to decarbonise the network in support of our climate change objectives thereby helping to isolate the city from volatile energy markets.

### Policy R8 – Heat Networks

Heat networks are encouraged and supported. The location and scale of proposed development will determine the heat network approach. Developments within the City Centre and/or within an identified heat network zone will be required to:

- (a) connect to an existing heat network where available, or
- (b) provide within the site an independent network and plant capable of connecting to the wider network at a future date, or
- (c) provide a Heating/Cooling system within any buildings capable of connecting to the wider network at a future date, or
- (d) heat and cool the building or development site through a renewable form of energy produced on site.

In the case of (b), (c) and (d) a detailed feasibility report will be required explaining why connection to the wider network is not possible. This will include evidence of discussions with the network operator, and engineering specifications showing compatibility of the proposed system with the network, or written confirmation that this will be provided.



The policy does not apply to refurbishment/conversion/change of use developments under 1,000 square metres which do not involve alterations to an existing heating system.

Major Developments and masterplan sites in the Local Development Plan will be required to:

- (a) connect to an existing network where available, or
- (b) provide within the site an independent Heating/Cooling network and plant capable of connecting to the network at a future date, or
- (c) where it can be proven that connection to an existing network and the provision of an independent heat network are financially unviable, a network of soft routes will be provided through the development for the future provision of a heat network. In such cases an agreed network design will be required.

Large heat demand development or development producing unused excess heat will:

- (a) be encouraged to develop a heat network where feasible, and
- (b) be designed to enable connection to a network in future, and
- (c) provide soft routes throughout the development for the future provision of a network, and;
- (d) safeguard strategic routes.

#### **Developments providing an energy plant:**

Renewable and low carbon forms of energy will be supported. Fossil fuel powered plants will only be supported where it is proposed to decommission the plant once connected to the heat network.

#### **Proposed Heat Network Routes**

Where a proposed development is located on an identified strategic route for the expansion of the heat network, allowance must be made to safeguard future network routes. This safeguarding should take the form of providing soft routes through the site and/or installing pipework and this should be discussed in advance with the network operator. This should also be included in the supporting report for the application.

#### **Low and Zero Carbon Generating Technologies**

Where a development connects to an existing Heat Network or provides a new network it will be deemed compliant with Policy R6: Low and Zero Carbon Buildings, and Water Efficiency.

#### **Energy Statements (Viability Statements)**

In the case of developments which are not proposing to connect to the existing network or not proposing to provide their own network on viability grounds an energy statement, including details of financial viability, will be required to evidence this.

Heat Network Zones are identified within Aberdeen Planning Guidance: Heat Networks and Energy Mapping.

#### **Heat Networks and Energy Mapping**

Aberdeen Planning Guidance (APG) Heat Networks and Energy Mapping provides guidance on how developments will be expected to assess and demonstrate their compliance with the above policy, with regard to the use of Energy Mapping, the delivery of Renewable and Low Carbon Energy and the circumstances under which connection will be required to a heat network. Accordingly, APG Heat Networks and Energy Mapping includes advice on; the City-Wide Heat Map, areas of energy deficit and surplus, Renewable and Low Carbon Energy and Guidelines for New Developments.

## 9. Meeting Housing and Community Needs

- 9.1 Our vision for Aberdeen is a place which offers sustainable communities; with a wide choice of housing styles and types to cater to all sections of the population, and where amenity is maintained to a high level to support a high quality of life.

### Residential Areas

- 9.2 H1 areas on the Proposals Map show the city's primary 'residential areas'. Policy H1 is applicable to these areas. There may also be areas of residential use that lie within other areas on the Map that are not shown as such. Notwithstanding, proposals for residential use outside of H1 areas will provide the same level of design and amenity as H1 areas. This is essential in delivering a good quality of living – also see the Quality Placemaking by Design section of this Plan.

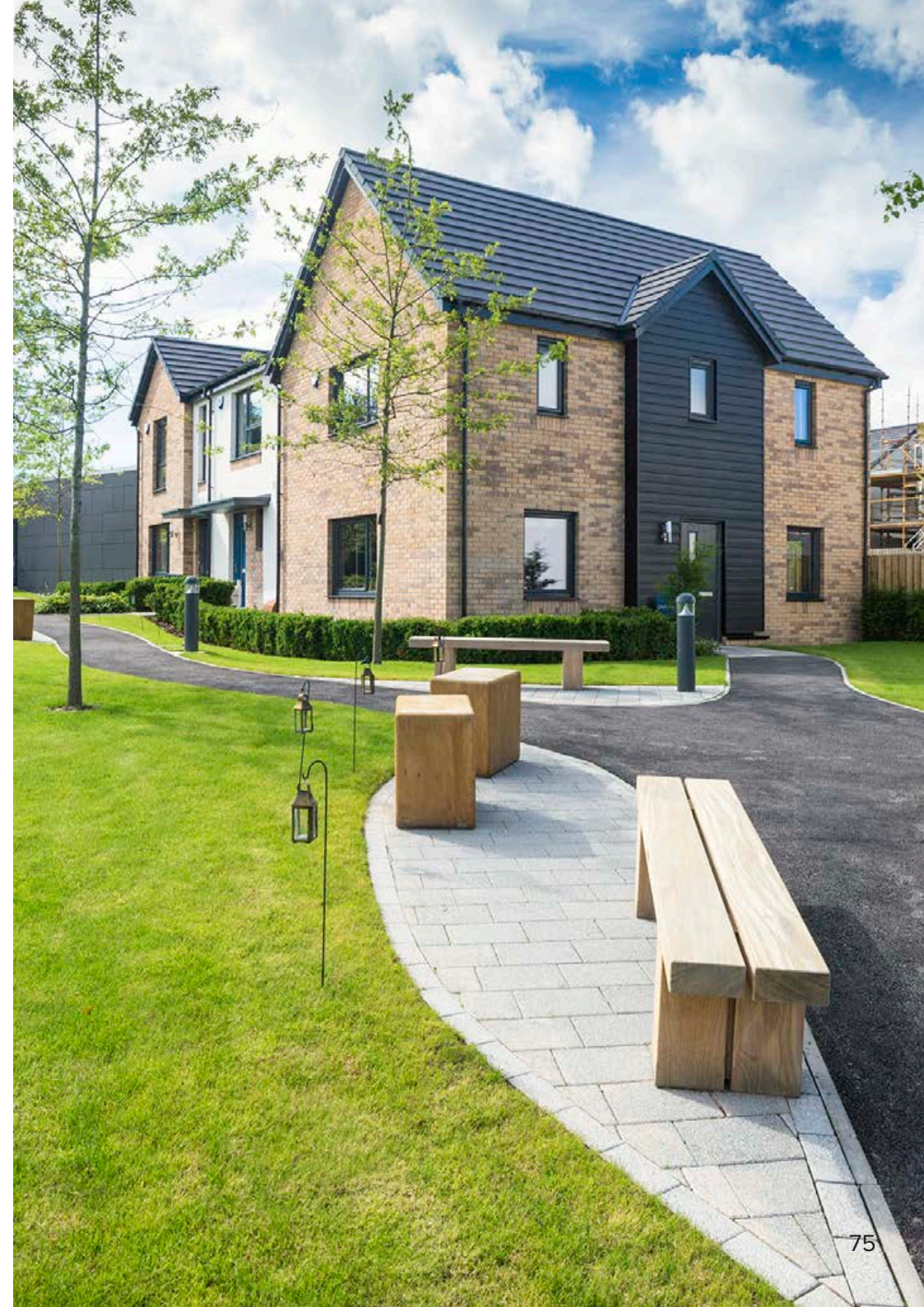
### Policy H1 – Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential and householder development will be approved in principle if it:

1. does not constitute over-development; and
2. does not have an adverse impact to residential amenity and the character and appearance of an area; and
3. does not result in the loss of open space.

Within existing residential areas, proposals for non-residential uses will be supported if:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.





## Aberdeen Planning Guidance

Aberdeen Planning Guidance (APG): Householder Development Guide supports the above policy and Policy D6: Historic Environment by providing guidance to ensure householder developments and works to residential properties now in non-domestic use are of a good quality design, carefully sited and give due consideration to scale, context and design of the parent building to ensure development does not erode the character and appearance of the area.

The APG outlines criteria to be satisfied with regards to extensions, ancillary buildings, dormer windows, roof extensions, roof lights, satellite dishes, decking, boundary enclosures, micro-renewables, and driveways.

Further criteria are given on change of use from amenity space to garden ground, again to ensure quality of place is retained; there will be no detriment to amenity space or visual amenity within the locality, and the distinctive character and appearance of the area will not be eroded.

## Mixed Use Areas

### Policy H2 – Mixed Use Areas

Applications for development or change of use within Mixed Use Areas (H2 on the Proposals Map) must take into account the existing uses and character of the surrounding area and avoid direct conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are deemed appropriate, development should not adversely affect the amenity of people living and working in the area.

## Density

- 9.3 A minimum density of 50 dwellings per hectare (net) has been set by the Strategic Development Plan for all developments over one hectare. How attractive a place feels is a matter of the design and it will be for the

masterplan or planning application to determine which areas could accommodate higher or lower densities across a site, provided an overall density that makes efficient use of land is achieved.

- 9.4 In the interests of sustainability and efficient use of land, higher density developments are generally encouraged. Higher densities also have the benefit of helping to maintain the vitality and viability of local services and facilities, allow for the effective provision of public transport, encourage active travel, enhance the economic viability of development and increase energy efficiency.
- 9.5 The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. The density of a proposal will reflect the context of the site and that of the proposed development. If done well, imaginative design and layout of development can lead to a more efficient use of land without compromising the local environment.

## Policy H3 – Density

The Council will seek an appropriate net density of development on all housing allocations and windfall sites. Net dwelling density includes those areas which will be developed for housing and directly associated uses, including access roads within the site, garden ground and incidental open space.

For all residential developments over one hectare, the net density of new development is generally sought at no less than 50 dwellings per hectare. This is to achieve efficient use of land in terms of the scale and layout of the site and its context.

Higher densities are expected within the city centre, in and around town centres, public transport nodes and on brownfield sites.

## Housing Mix and Need

- 9.6 It is important to achieve a good mix of size, type and tenure of dwellings across both the market and affordable components of proposals for residential development. This approach helps to create mixed and inclusive communities by offering a choice of housing and lifestyle, and add value to the urban design process. The character of the area, site

characteristics, the market and housing need will dictate different mixes on different sites across Aberdeen.

- 9.7 Policy H4 requires sites of larger than 50 homes to provide a masterplan to set out a suitable mix. A mix is desirable on all sites across both their market and affordable components. Smaller sites should demonstrate a suitable mix of type and tenure, or demonstrate why this is not possible. This policy does not apply to proposals for 'specialist' developments such as student housing and sheltered housing.
- 9.8 A mix of housing size, type and tenure is important due to the changes in the age profile of Scotland toward an ageing population. Nationally, the percentage of the population over age 65 is one of the fastest growing age groups. Scottish Planning Policy states that where a demand is identified through Housing Need and Demand Assessment (HNDA), policies should be put in place to mitigate for this change through the provision of suitable housing. The Aberdeen City and Aberdeenshire HNDA (2017) finds that between 2014-2039, the percentage growth rate of those aged 65-68 years is 20%. The increase in those aged 75+ is around 65%.
- 9.9 The HNDA has found changes in the city's demographic profile with largest growth being seen in these older-age sectors. It also finds that there is a limited range of housing options for older people other than sheltered housing or residential care, and there is a lack of affordable housing of suitable size and design to suit this group.
- 9.10 It is therefore important that we encourage suitable housing choice for the local population in order to help facilitate independent, affordable living. This may be achieved by adaptable design of homes, or by targeted development such as:
- Age-restricted general market housing; also known as 'over-55s living' which is exclusive to residents of a minimum age, and generally does not include care provision but may include shared amenities, such as amenity space.
  - Retirement or sheltered housing; purpose-built accommodation that may include support to enable independent living, with shared on-site amenities.
  - Extra care housing or retirement communities; purpose-built

accommodation with a higher level of care available and extensive shared amenities. This allows residents to benefit from varying levels of care as time progresses.

- Residential care homes or nursing homes; accommodation that provides a high level of care for those unable to live independently. See Policy WB4: Specialist Care Facilities.

These are just some of the common examples of how housing for the older population can be delivered and is not a definitive list. Specialist housing may also be required for those that do not fall into the 'older people' category.

#### Policy H4 – Housing Mix and Need

Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions.

An appropriate housing mix is expected in housing developments to reflect the diverse housing need in the area; this includes older people and disabled people. Where possible, housing units should demonstrate a design with accessibility and future adaptability in mind.

For smaller developments (fewer than 50 units), a suitable mix of dwelling types and tenure will be provided in the interests of placemaking and local housing need and demand.

#### Affordable Housing

- 9.11 A HNDA has been undertaken for Aberdeen City and Aberdeenshire (2017) to assess future housing requirements for each housing market area to ensure that land is identified to fully meet requirements including affordable housing need.
- 9.12 Consistent with this Plan's spatial strategy, an estimate of annual housing need has been calculated. Figures in the HNDA identify up to 1,368 new affordable homes needed per annum over a 20-year period. This estimate of net annual housing need depends greatly on the economy and the housing market. If affordability were to improve in the Aberdeen Housing



Market Area (AHMA) the current affordable housing stock, including forecast new build projects, would remain insufficient to meet arising need. In line with previous Development Plans, this suggests that need in the AHMA is particularly chronic. The evidence presented in the HNDA justifies the retention of an affordable housing policy to help address housing need.

- 9.13 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter-productive, increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and take into consideration the Strategic Development Plan affordable housing targets, the provisions of Scottish Planning Policy and Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits; which sets a benchmark of 25% provision for new developments. To ensure viability of development, the target has therefore been set at 25% for all areas of the city.
- 9.14 The provision of affordable housing is significantly reliant on funding from the Scottish Government and privately sourced by Registered Social Landlords (RSL), which influences the ability to deliver affordable housing. To maximise the provision of affordable housing it is the aim of the Council to take a flexible approach to its delivery, with a view to maximising opportunities to achieve the highest level possible and satisfy need.
- 9.15 The affordable housing provision should be on site, integrated with, and indistinguishable from the market housing. In other circumstances where the Council agrees that onsite provision is not possible, off-site provision may be considered. This will be subject to Aberdeen Planning Guidance and being acceptable to the Council.
- 9.16 In exceptional circumstances where on or off-site provision is not possible, a commuted sum will be required from the developer. In circumstances where the developer does not agree with the commuted sum as calculated using the Supplementary Guidance for Developer Obligations, an individual site valuation exercise can be carried out as detailed in PAN 2/2010.
- 9.17 In Aberdeen, small sites (those capable of accommodating up to four dwellings) contribute only a small proportion of the land supply. Therefore, a threshold of five homes has been set for affordable housing contributions.

## Homes for Key Workers

- 9.18 As found in the HNDA, housing affordability continues to be an issue in the local area. To support our communities, the Local Development Plan will support the accommodation of 'Key Workers'. Key Workers are those who make modest incomes, typically in public sector roles, whose profession is considered to be essential to society, and therefore play an important part in the prosperity of our city. Therefore, the attraction and retention of Key Workers to Aberdeen is important in achieving our goal of sustainable mixed communities.
- 9.19 Whilst the Plan will continue to support the delivery of affordable homes overall, proposals for specific homes designed for 'Key Workers' is another method that can enhance the supply and choice of homes for those on modest incomes under our 'affordable housing' policy.

## Policy H5 – Affordable Housing

Housing developments of five homes or more are required to contribute no less than 25% of the total number of homes as affordable housing.

Affordable housing requirements will be delivered on-site. Off-site provision of affordable housing requirements will only be considered where there is sufficient justification. Commuted Payments will only be accepted in certain circumstances, as set out in the Aberdeen Planning Guidance.

Housing development for occupation by 'Key Workers' will be supported in principle, with further advice set out in Aberdeen Planning Guidance.

## Aberdeen Planning Guidance

### Affordable and Specialist Housing

Aberdeen Planning Guidance (APG) Affordable and Specialist Housing supports the above policies by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policies, with regards to the delivery of affordable and specialist housing. Accordingly, APG: Affordable and Specialist Housing includes advice on; types of affordable housing provision, categories of affordable housing (including commuted payments), development trigger points, developer

viability, mechanisms for the delivery of affordable housing, homes for key workers, and monitoring. It will also include details of the annual review of commuted payment levels.

## Gypsies and Travellers

- 9.20 Gypsies and Travellers are a distinct ethnic group. The lack of suitable, secure accommodation underpins many of the inequalities that Gypsy and Traveller communities experience. It also often leads to Gypsies and Travellers using public and private land to set up unauthorised encampments. Establishing new permanent and transit sites can help to alleviate some of the problems Gypsies and Travellers face. Policy H6 will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.
- 9.21 The five Masterplan Zones identified in Policy H6 with the potential to create 1,500 or more houses are each expected to contribute towards the provision of these sites for Gypsies and Travellers. Of these five Masterplan Zones, we have identified three which we consider most appropriate for on-site provision, although all five will have to contribute towards the requirement. The preferred sites offer opportunities for sites to be distributed to the north, west and south of the city, thereby offering a choice of locations. Where on-site provision is not made, a financial contribution will be required.

## Policy H6 – Gypsy and Traveller Caravan Sites

Sites for Gypsies and Travellers should provide a residential environment and follow the same principle as mainstream housing developments. Applications for permanent or transit sites for Gypsies and Travellers will be supported in principle if:

1. Access to local services and schools can be provided;
2. The development can be made compatible with the character and appearance of the surrounding area;
3. The development makes provision for essential infrastructure such as water, sewage disposal and electricity. Provision of electricity and heat through sustainable means will be encouraged; and
4. It can be demonstrated that the site will be properly managed.

Development sites listed below have been identified, as part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of six pitches, with a net area of approximately 0.5 hectares.

Sites:

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns
- Loirston

Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on-site. On the remaining sites the provision will take the form of a commuted sum, as set out in Aberdeen Planning Guidance, at a rate of 15 homes calculated as follows (0.5ha at 30 homes/ha). Further guidance on the delivery of sites for Gypsies and Travellers is contained within Aberdeen Planning Guidance

## Student Accommodation

- 9.22 Aberdeen has three main further education institutions, with a campus that spreads beyond the city boundaries. The city is a key player in producing and supporting the next ‘economically active’ generation, and so our students are a valuable section of the population. It is important that they have a high quality choice of accommodation whilst studying in Aberdeen.

## Policy H7 – Student Accommodation Developments

Proposals for new Student Accommodation development will be supported in principle where:

1. The location is accessible by means of walking, cycling, wheeling and public transport to the university or college facilities;
2. The proposals offer appropriate facilities; in particular providing an appropriate level of amenity space, refuse/ recycling storage space and secure bike storage facilities; and
3. There will be no significant adverse impact to the amenity of the surrounding area.



In order to restrict occupancy to students, planning conditions or a legal agreement may form part of any planning permission.

Proposals for the redevelopment, or Change of Use, of existing Student Accommodation developments should be accompanied by sufficient supporting evidence justifying the loss of such a facility. New proposals will be assessed for relevant Developer Obligations.

## Houses in Multiple Occupation

9.23 Houses in Multiple Occupation (HMOs) account for a significant proportion of the available rental accommodation in Aberdeen and are particularly important in supporting the city's sizeable student population. The cumulative impact of HMOs has the potential to intensify pressure on local amenity; especially upon shared spaces, property upkeep, and traffic/parking. In order to achieve sustainable mixed communities and support the Development Management process where applications may come forward during the Plan period, a policy is introduced to address 'HMO overprovision'.

9.24 High concentrations of HMOs can lead to changes in a community. This can include: poor upkeep and deterioration of properties which impact upon residential amenity due to a lack of management and/or temporary tenants; an increased population density in a localised area, resulting in an increased demand on services, infrastructure and parking provision; and a deficiency in community cohesion as a result of transient tenants. This may affect locations close to the city centre, educational facilities, or employment areas.

9.25 A threshold for HMO overprovision is set out in Policy H8 below. This is represented by a percentage threshold within defined boundaries of the city. For this Plan, we have set a percentage limit within the city's Small Data Zones areas. Composed of aggregates of Census Output Areas, data zones are large enough that statistics can be presented accurately and yet small enough that they can be used to represent communities spatially. They are designed to have approximate populations of between 500 - 1,000 household residents, have shapes that respect physical boundaries where possible, and to contain households with similar social characteristics.

9.26 With regards to defining a HMO in planning terms, this applies to dwellinghouses where 3 or more unrelated persons are living together (i.e. not as a family) as the premises would no longer fall within the definition of a 'dwellinghouse' for planning purposes. This threshold is used as the point at which a material change has occurred in the use of premises, and a planning application for 'Change of Use' to form an HMO would be necessary.

9.27 Where flats are concerned however, planning legislation does not specify any number of residents above which a material change has occurred. We have considered Aberdeen's context and find it appropriate that the same threshold of 3 or more unrelated people living together in a flat would be materially different from typical 'family use' in planning terms.

9.28 Planning applications will be assessed under their own context and merits. Separate licensing requirements exist for the establishment of a HMO, irrespective of the planning guidance set out. The granting of planning permission does not remove any requirement to obtain the appropriate licence (and vice versa). Thresholds for each process are set on the following table.

Occupants						
	1	2	3	4	5	6+
Flat			✓✓	✓✓	✓✓	✓✓
House			✓✓	✓✓	✓✓	✓✓
✓ HMO License required    ✓ Planning permission required						

### Policy H8 – Houses in Multiple Occupation and Overprovision

Proposals requiring planning permission for use as a House in Multiple Occupation (HMO) will be assessed on their own merits. A HMO will not result in significant adverse impact upon: residential amenity of the site; upon those walking, wheeling and cycling; upon road traffic safety as a result of increased traffic; or demand for car parking as a result of the HMO.

An excessive concentration of HMOs in a given locality, cumulatively resulting in a material change in the character of that area, will be assessed in

consultation with the Council's HMO Unit, who hold relevant information on the location of existing HMO-licensed properties.

In order to prevent an excessive concentration of HMO-licensed properties within an area, the number of licensed properties will generally not exceed 12% of the total residential properties within a single Small Data Zone. Further information on overprovision of HMOs is set out in Aberdeen Planning Guidance.

## Aberdeen Planning Guidance

### Houses in Multiple Occupation Overprovision

In order to assist the implementation of Policy H8, further guidance – including information on Small Data Zones – will be set out in Aberdeen Planning Guidance on HMO Overprovision.

### Short Term Lets

9.29 Short Term Lets (STLs) are an emerging topic area within planning. There is currently no statutory definition of what constitutes a short-term let in Scotland. STLs can however be characterised in three broad ways;

- **Sharing:** a room(s) may be let to a guest by a host who stays within the residence.
- **Swapping:** a room(s) or entire property may be let to a guest whilst the host is absent, for example on holiday.
- **Secondary Letting:** a room(s) or entire property may be let to a guest where the host does not normally live (and would be absent).

9.30 According to research undertaken by the Scottish Government from October 2019 ('Research into the impact of short-term lets on communities across Scotland'), short term letting of residential properties can have positive impacts on the local economy, such as supporting local tourism, as well as increased household income for the 'hosts', and reduce the risk of properties laying vacant for prolonged periods. However, in some areas (particularly those in high concentrations of these types of property), some negative impacts were found, including; adverse impacts upon residential amenity (i.e. noise/ disturbance, waste management/ littering), congestion

upon infrastructure, a changing nature of communities, and impacts upon the availability and affordability of local housing.

9.31 Under Section 17 of the Planning (Scotland) Act 2019, Local Authorities will be able to respond to issues like these, for example establishing a requirement for planning permission if owners want to change the use of their property to a short-term let. This topic may be considered under future Aberdeen Planning Guidance on 'Short Term Lets'.

## Community Facilities

9.32 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. This Plan has a role to play in guiding the providers of services and facilities on the overall strategy for new development throughout the city and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.

9.33 The Council will investigate 'community campuses' when building new schools. These campuses can include a range of community facilities and services on the same site, for example health services, financial services, community facilities, other public sector bodies, as well as education provision.

9.34 When existing facilities fall out of use, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases, the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.

9.35 A need has been identified for new General Practice health centres in various areas of the city and specialised health centres in the city centre and regeneration priority areas in particular. These are to be supported in principle.

9.36 The importance of the Foresterhill complex as the main focus for the development of acute healthcare services and associated medical education in the north east of Scotland is recognised. Expansion within this



complex over the lifetime of the Plan is welcomed in principle, in order to increase the range of facilities on site and the level of medical service provision to serve the city and wider region. This includes provision for a mortuary at the complex, and reference to this is included within Policy CF1.

- 9.37 Not all the areas designated under Policy CF1 are entirely in institutional use and in assessing proposed changes of use or new developments, regard will need to be given to impacts on the character of an area as a whole and on the vitality of any residential community.

### Policy CF1 – Existing Community Sites and Facilities

This policy applies to both land zoned as CF1 and to health, education and other community facilities located within other Local Development Plan zonings.

The following existing uses shall be used primarily for that use and/ or related purposes;

- Healthcare sites;
- Nursery, primary, secondary and special school land and properties;
- Further education and research institute sites;
- Community buildings such as libraries, community halls, and recreational centres

Proposals for new or extensions of these uses on these sites will be supported in principle. Proposals for a mortuary at the Foresterhill complex will be accepted in principle.

Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle. Large sites or sites in sensitive locations will be subject to a Planning Brief or Masterplan.

Where a CF1 area (see Proposals Map) contains uses other than that for which the area has been designated (and these uses make a positive contribution to the character and community identity of the area), any proposals for development or changes of use (whether or not for the community use recognised in the designation) will be opposed if a likely result would be significant erosion of the character of the area or the vitality of the local community.

### Policy CF2 – New Community Facilities

Proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly by walking, wheeling, cycling and public transport.

Recycling centres shall be located on easily accessible sites and shall not be detrimental to residential amenity.

In significant greenfield and brownfield developments, where a likely need is identified through the masterplanning process, sites shall be reserved for new community facilities.

Any new emergency services facilities must locate where they can meet statutory response time requirements. In examining potential locations there shall be a preference for sites within the existing built-up area or within identified future development areas where there is no detrimental impact on residential amenity and where good access for emergency vehicles is available to the primary road network. Joint developments with other agencies providing community facilities should be investigated. Opportunity Sites are identified on the Proposals Map.

Guidance on private children's nurseries shall also be included within Aberdeen Planning Guidance.

### Aberdeen Planning Guidance

#### Children's Nurseries

Aberdeen Planning Guidance (APG) Children's Nurseries supports Policy CF2 and Policy D1 by outlining criteria proposals must adhere to, these include impact on amenity and amenity space for the proposal and access and car parking. This will ensure the existing amenity of an area is not harmed.



## 10. The Vibrant City

- 10.1 The city centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider North East. It is an important regional centre providing a focus for employment, business and social interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.
- 10.2 It is vital for the future prosperity of Aberdeen that the city centre is enhanced and promoted as a resilient, safe, attractive, accessible and well-connected place which contributes to an improved quality of life. The Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with the City Centre Masterplan and complementary strategies which include the Sustainable Urban Mobility Plan (SUMP) for the city centre.
- 10.3 The City Centre Masterplan has eight objectives: changing perceptions, growing the city centre employment base, a metropolitan outlook, a living city for everyone, made in Aberdeen, revealing waterfronts, technologically advanced and environmentally responsible, and culturally distinctive.
- 10.4 Retailing is a major activity in the city centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. The City Centre Retail Core (shown on the Proposals Map) contains most of the city centre's shopping floorspace and this is where new retail development should be directed. City Centre Masterplan intervention area allocations and further expansion and improvements to the existing retail stock in the City Centre Retail Core will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the City Centre Masterplan will enhance that role.
- 10.5 With changes in shopping patterns it is recognised that the city centre must embrace diversification of uses to encourage wider variety within the City Centre and Retail Core. This accords with findings of The Aberdeen



City and Aberdeenshire Retail Study - 2018 Aberdeen City Update (2019). Restrictions which were in place in previous Local Development Plans have been removed to ensure the city centre can refocus and become a vibrant place.

- 10.6 The city centre is a place where people can actively interact with one another; where shopping, working, living, sharing, playing and learning can co-exist while also allowing people to spend time in attractive, social, safe, and well-connected spaces. To ensure this happens, the introduction of a broader mix of uses to the city centre, alongside public realm and environmental improvements, should be considered to increase social interaction and bridge the gap between the day and evening economy by encouraging people to dwell for longer outwith traditional office or shopping hours. Creating a link between people and place encourages ownership and stewardship.

#### Policy VC1: Vibrant City

Proposals for new development, or expansion of existing activities, in the city centre, which support its vibrancy and vitality throughout the day and/or into the evening will be supported in principle.

Proposals will contribute towards the wider aims of the City Centre Masterplan and its vision for the city centre.

The applicant/agent must demonstrate that any adverse impacts can be mitigated and, where applicable, that suitable residential amenity is achieved or maintained.

Proposals will be considered in relation to their locality and context within the city centre.

#### Tourism and Culture

- 10.7 Tourism, including cultural uses and the creative arts, are key sectors for the economy of the city which can generate a wide range of business and employment opportunities. There are significant natural and cultural assets in the city and wider region which can be promoted to secure sustainable growth in the tourism market in Aberdeen. The tourism offer has already been expanded through:

- the recently completed development of The Event Complex Aberdeen (TECA);
- the redevelopment of the Art Gallery;
- the redevelopment of the Music Hall;
- the redevelopment of Provost Skene's House;
- public realm pedestrian-priority space on Broad Street;
- the development of new and extended hotel accommodation across the city; and
- the completion of the new Aberdeen South Harbour at Bay of Nigg.

- 10.8 Attractions such as museums, visitor centres and conference facilities can draw significant numbers of people to an area. This can be particularly beneficial to city centre destinations where the potential exists to increase visitors dwell time and expenditure. The success of visitor attractions relies on having facilities and quality of place. Proposals for new and expanded visitor attractions must create quality places through the use of high quality architecture and urban design to reflect the city's distinctive local culture and set it apart from other places.

- 10.9 Informed by Culture Aberdeen – A cultural strategy for the city of Aberdeen 2018 – 2028 and Destination Aberdeen & Aberdeenshire – Our Tourism Strategy 2018 – 2023 the promotion of Aberdeen as a significant visitor and tourist destination will be encouraged. The main focus and location for new developments of this nature will be the city centre in line with the hierarchy of centres. The Beach and Leisure Area has a separate role to play.

#### Policy VC2: Tourism and Culture

Proposals for new, or expansion of existing, visitor attractions and facilities capable of strengthening the appeal and attraction of Aberdeen to a wide range of visitors will be supported.

Proposals should complement existing visitor facilities and be sequentially located in the city centre, or on a site allocated for that use in this Plan, unless activity and locality specific issues demonstrate that this is impracticable.

## Network of Centres

- 10.10 The city's network of centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out in Aberdeen Planning Guidance and defined on the Proposals Map. A sequential approach to assessing all significant footfall generating proposals (such as retail, leisure, office, hotel, commercial leisure, public buildings, community, cultural etc.) will be taken in accordance with this hierarchy.
- 10.11 The city centre is the preferred location for significant footfall generating uses of a regional / city wide scale and proposals outwith the city centre that would undermine its regional role will not be supported in principle. Designating centres outwith the city centre is still important as it helps create sustainable mixed communities and encourages more sustainable travel patterns. Therefore, facilities, at a local scale, will be supported within the defined centres and in allocated expansion areas.
- 10.12 Existing shops outside the defined centres play an important role in helping maintain sustainable communities. These shops are protected through Policy VC10.
- 10.13 The Aberdeen City and Aberdeenshire Retail Study – 2018 Aberdeen City Update (2019) assessed current and future retail requirements across the city. It concluded that there are no significant quantitative or qualitative deficiencies for convenience, comparison or bulky goods retailing over the lifetime of this Plan over and above existing, committed or allocated floorspace. The Plan will continue to support existing proposals to enhance the city centre's retail offer and at allocated expansion areas.

### Policy VC3: Network of Centres

Proposals for new, or expansion of existing retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development shall be located in accordance with the hierarchy and sequential approach:

Tier 1: Regional Centre (City Centre including Retail Core)

Tier 2: Town Centres

Tier 3: District Centres

Tier 4: Neighbourhood Centres

Tier 5: Commercial Centres

Exceptions to the sequential approach will only be made on sites allocated for these uses in this Plan or where it is demonstrated that activity and locality specific issues make this impracticable.

In all cases, proposals shall not detract significantly from the vitality or viability of any centre.

To support residents, proposals serving a catchment area similar to that of a town centre or district centre may also be located in the city centre. Similarly, proposals serving a catchment area comparable to that of a neighbourhood centre may also be located in any centre that is in the first, second or third tiers.

Proposals for significant footfall generating development on an edge-of-centre site will not be supported unless:

- 1 the proposal is one that would have been appropriately located in the centre to which it relates;
- 2 the proposal is well connected to the centre in which it relates; and
- 3 in the centre to which it relates no suitable site for the proposal is available or is likely to become available in a reasonable time.

Retail Impact Assessments should be undertaken where a retail development over 2,500 square metres gross floorspace (or which otherwise may have a significant impact on vitality and viability) outwith a defined regional or town centre is proposed which is not in accordance with the Development Plan.

An analysis of impact should be undertaken where a significant footfall generating development over 2,500 square metres gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the Development Plan.

A restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres.

### City Centre and Retail Core

- 10.14 High streets have historically been the focus for retailing. However, traditional high streets are facing challenges due to changing retail patterns. The city centre and particularly Union Street is the North East's high street. To support the vitality, vibrancy and viability of the city centre it must refocus and adapt through diversification. Retail remains an important



function of the city centre, a major attractor for people and is anchored by the Retail Core which provides investors with confidence that retail is welcomed in Aberdeen. However, to enable it to prosper it must be supported by a broad mix of uses that will increase footfall, dwell time, and provide economic and social activity during the day and into the evening. Evening and night-time entertainment is an important part of the city's economy bolstered by the City Centre Masterplan and encouragement of arts and culture. An increase of people of all ages using the city centre for differing activities at different times of the day, evening and night will have a positive impact on social and informal interactions, increase passive surveillance and change perceptions so that people consider it a safe and comfortable place.

- 10.15 The Agent of Change principle is fundamental in supporting a mix of uses in the city centre. The responsibility for mitigating any detrimental impact of noise from a new development or operation lies with those carrying out the new development or operation.
- 10.16 Alongside having a mix of uses, the aesthetic of street level premises and their immediate public realm will have a major impact on perception of place. A welcoming, distinctive and attractive active frontage will improve the visual amenity, vibrancy and vitality of the city centre.

**Policy VC4: City Centre and Retail Core**

Development within the city centre must contribute towards the vision for the city centre as a major regional centre as expressed in the City Centre Masterplan.

The city centre (as shown on the Proposals Map) is the preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development serving a city-wide or regional market.

The Retail Core (as shown on the Proposals Map) is the preferred location for major retail developments serving a city-wide or regional market. Where sites are not available in the Retail Core, then sites elsewhere in the city centre may be appropriate in accordance with the hierarchy of centres and sequential approach.

**All proposals will:**

- 1: Enhance or maintain the vitality and viability of the city centre;
- 2: Contribute to the wider aims of the City Centre Masterplan;
- 3: Make a positive contribution to footfall;
- 4: Not create overprovision and/or clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the regional centre; and
- 5: Not conflict with the amenity of the neighbouring area/commercial uses.

Proposals at ground floor level will also create or maintain an active street frontage which is accessible to the public from the street.

**City Centre Living**

- 10.17 Living in the city centre is a positive way to ensure it has vibrancy, vitality and viability and support an economy based around day to day living. To achieve this there needs to be an increase in the number of people living in the city centre. The City Centre Masterplan encourages city centre living and aims to add 3,000 new residents to the city centre by 2040. A mix of unit types and sizes would be supported to ensure there is variety of living accommodation. Additional residential development and conversion of upper floors in the city centre, particularly where the property is underutilised, can help achieve this aim.
- 10.18 To ensure suitable residential amenity can be achieved or maintained the Agent of Change principle will apply to proposals for new residential development.

**Policy VC5: City Centre Living**

Proposals for new residential development or the retention and conversion of upper floors to residential uses in the city centre is supported in principle. The applicant/agent must demonstrate that suitable residential amenity can be achieved or maintained.

There is a presumption suitable residential amenity cannot be achieved if the proposed development is within the same built structure as:

1. a hot food shop, amusement centre, amusement arcade, casino or licensed premises (with the exception of hotels, restaurants, cafes or off licences); and /or
2. there is a common or shared access with licenced premises or other use detrimental to residential amenity.

## West End Area

10.19 The West End Area is a prestigious, high quality location on the edge of the city centre, readily accessible by active travel and public transport, which also provides off-street car-parking and space for expansion. The area, centred around Queens Road, Carden Place and Albyn Place, comprises offices, schools, hotels, flats and a hospital. We will encourage and promote the continual development of this area as a focus for a mix of uses including residential.

### Policy VC6: West End Area

The West End Area (as shown on the Proposals Map) comprises a mix of uses including residential, business (Class 4), food and drink (Class 3) and other commercial uses. In this area, the principle of change of use from office to residential will be supported. Applications for all development, including changes of use, must take into account existing uses and avoid undue conflict with the adjacent land uses and amenity.

All proposals must respect the special historic and architectural character of the West End.

## West End Shops and Cafes

10.20 The West End of Union Street has a strong presence of independent retail outlets and cafes which are very important to the city centre. This area is identified on the Proposals Map and includes parts of Thistle Street, Rose Street and Chapel Street at the west end of Union Street. We support these uses through Policy VC7 in conjunction with the 'Made in Aberdeen' City Centre Masterplan objective to bolster local distinctiveness and independent trade of the city centre.

### Policy VC7 – West End Shops and Cafes

Proposals for a change of use from retail (Class 1) or food and drink (Class 3) to other uses will only be acceptable if all the following are satisfied:

- 1: the new use contributes to the wider aims of the City Centre Masterplan;
- 2: the new use makes a positive contribution to the vitality and viability of the West End Shops and Cafes area and creates or maintains an active street frontage;
- 3: a lack of demand for continued retail and / or food and drink use of the premises can be demonstrated by the applicants/agents;
- 4: the new use does not create overprovision and/or clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the centre; and
- 5: the new use does not conflict with the amenity of the neighbouring area/ existing commercial uses.

Note – Proposals for a change of use where lack of demand is a factor should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from letting agents explaining the reasons for the property being unsuitable for retail and / or food and drink use.

## Town, District, Neighbourhood and Commercial Centres

### Policy VC8 – Town, District, Neighbourhood and Commercial Centres

Town, District, Neighbourhood and Commercial Centres should contribute to providing a range of uses serving local communities and be of a scale which is appropriate to that centre.

Proposals for development, including change of use, will only be acceptable if the proposal:

- 1: makes a positive contribution to the vitality and viability of the centre;
- 2: will not undermine the principal function of the centre in which it is located;
- 3: caters for a catchment appropriate to the centre in which it is located;
- 4: creates or maintains an active street frontage and attractive shop frontage;



- 5: does not create overprovision and/or clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the centre; and
- 6: does not conflict with the amenity of the neighbouring area/existing commercial uses.

## Out of Centre Proposals

### Policy VC9 – Out of Centre Proposals

All significant footfall generating development appropriate to designated centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements (unless on sites allocated for that use in this Plan):

- 1: no other suitable site is available or likely to become available in a reasonable time in a location that is acceptable in terms of the sequential approach;
- 2: there will be no adverse effect on the vitality or viability of any existing centres in the network of centres;
- 2: there will be no adverse effect on the vitality or viability of any existing centres in the network of centres;
- 3: there is in qualitative and quantitative terms, a proven deficiency in provision of the kind of development that is proposed;
- 4: it would be easily and safely accessible by active travel and regular, frequent and convenient public transport services which link with the catchment population and would not be heavily dependent solely on access by private car;
- 5: it would have no significantly adverse effect on travel patterns and air pollution; and
- 6: there would be no adverse environmental concerns due to the proposal.

## Local Shop Units

### Policy VC10 – Local Shop Units

Proposals for changes of use from retail to non-retail outwith any of the centres identified in the network of centres will only be allowed if:

- 1: the applicants/agents can demonstrate a lack of demand for continued retail use of the premises;
- 2: the proposed new use caters for a local catchment;
- 3: the proposed use creates or maintains an active street frontage and attractive shop frontage; and
- 4: the alternative use does not conflict with the amenity of the neighbouring area.

Note – Proposals for a change of use where lack of demand is a factor should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from letting agents explaining the reasons for the property being unsuitable for retail use.

## Aberdeen Planning Guidance

### Hierarchy of Centres

Aberdeen Planning Guidance: Hierarchy of Centres supports Policies VC2, VC3, VC4, VC8 and VC9 by providing guidance on how developments will be expected to assess and demonstrate their compliance with policy and includes advice on the retail hierarchy, sequential approach thresholds and designated centres.

### Harmony of Uses

Aberdeen Planning Guidance Harmony of Uses supports Policies VC1, VC4, VC5, VC6, VC7, VC8 and VC10 by outlining considerations which need to be considered when the following proposals are put forward within the city; hot food shops, liquor licensed premises, amusement centres (including arcades and casinos), street cafes, living/working above or below a business and residential developments within the city centre. Preservation and non-detriment of existing business and retail is expected.

## Serviced Apartments

Aberdeen Planning Guidance: Serviced Apartments encourages the development of serviced apartments within the city centre and supports Policy VC1 and VC4 by ensuring developments take place in the most appropriate location, with no detrimental impact to other uses in the locality. Proposals need to consider amenity, servicing, sustainable travel and parking, planning obligations, single ownership and legal agreements.

## Beach and Leisure

- 10.21 Aberdeen beach is one of the major leisure developments in the city and is appreciated by both residents and visitors. However, the beach is not perceived as being accessible from the city centre as, despite the distance between the two being suitable for active travel, the route is not very attractive or pedestrian friendly, and the area is also perceived as being rundown. Through the City Centre Masterplan 'revealing waterfronts' objective, linkages and connectivity to the beach from the city centre can be enhanced. However, if it is decided that a full masterplan for the beach will help benefit the area then this could be commissioned in the future.
- 10.22 There has also been pressure for out-of-centre retail development in this location, which in principle will not be supported. However, the Local Development Plan will encourage leisure uses (such as entertainment, cafes and restaurants) that are considered compatible with the leisure function of the beach.

### Policy VC11 – Beach and Leisure

Proposals will be permitted provided they:

- 1: contribute to the range and quality of the existing uses, facilities and activities of the wider beach area;
- 2: are of an appropriate scale;
- 3: do not have an unduly adverse effect on the character of the area, or cause negative visual or environmental impacts or affect the amenities of nearby residents; and

4: do not result in the significant generation of car borne journeys, nor additional pressure for car parking.

There is a presumption against retail development in this area.

## Retail Development Serving New Development Areas

### Policy VC12 – Retail Development Serving New Development Areas

Masterplans for sites allocated for major greenfield residential development will allocate land for retail and community uses at an appropriate scale to serve the convenience shopping and community needs of the expanded local community. Sites should be in accessible locations for, and encourage access by, active travel and public transport. Masterplans should indicate the delivery mechanism and timescale for the provision of uses.

Proposals for development which serves a wider catchment area will be subject to a sequential test and retail impact assessment. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.

In major brownfield residential development areas that are more than 800 metres walking distance from an existing centre, permission may be granted for the establishment of a new second, third or fourth tier centre. Developers may be required to reserve land for this purpose.





## 11. Delivering Infrastructure, Transport and Accessibility

- 11.1 The delivery of supporting infrastructure is important in mitigating the impact of development and helping to create balanced, accessible and sustainable communities. This can be delivered either through the direct provision of the required infrastructure, or through financial contributions made by the developer.
- 11.2 Information relating to infrastructure requirements and developer contributions is set out in three parts:
1. Section 4 of this Plan
  2. The Delivery Programme
  3. The Masterplans and Supplementary Guidance listed in Appendices 4 and 5.
- 11.3 The Council works in close partnership with various agencies through the Future Infrastructure Requirements for Services (FIRS) Group to establish the infrastructure requirements to support development. The infrastructure requirements identified are based on the latest evidence available. Developers should account for the likely requirement of a contribution when preparing and costing proposals. We encourage developers to discuss this with us at an early stage as there may be circumstances where development imposes additional pressures and requires more extensive contributions to those identified in the Local Development Plan and Delivery Programme. The Delivery Programme will be updated on an ongoing basis and revised versions will be formally published on the Council's website every two years. The provision of infrastructure is fundamental to the deliverability of a development proposal and in many circumstances, development will not be allowed to proceed if the infrastructure and service improvement requirements cannot be met.
- 11.4 We will consider whether the provision of necessary infrastructure either on or off-site can be achieved using conditions attached to the grant of planning permission. Where this cannot be achieved, we will seek a fair and proportionate financial contribution towards supporting infrastructure through a planning or other legal agreement. If a planning or other legal

agreement is required it will be sought in an appropriate, transparent and equitable manner and will need to be negotiated and agreed in writing with the Council before a decision notice on a planning application can be issued.

- 11.5 Contributions will be sought, where necessary, for a number of infrastructure assets including (but not limited to): transportation, core paths, education, healthcare, open space including public realm, community facilities and sports & recreation. Further guidance is provided on how monies are managed and secured, development viability, pre-application discussions and indexation. The following summarises the types of development expected to require obligations:

- Residential Development: All proposals which involve the creation of 5 units or more;
- Commercial Development: All developments where the floorspace exceeds 1,000 square metres or the site area is more than 1 hectare; and
- Other applications where the Officer considers the proposal to be of a scale or type of development appropriate to consult for Developer Obligations.

#### Policy I1 – Infrastructure Delivery and Planning Obligations

To create sustainable communities, development must be supported by the required infrastructure, services and facilities to deliver the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the developer will be required to meet or contribute to the cost of providing or improving such infrastructure or facilities.

Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out below. Actions for delivering infrastructure are described in the Local Development Plan Delivery Programme. Infrastructure requirements and the level of contributions will be required to be agreed with the Council in consultation with the accompanying Supplementary Guidance.

The precise level of infrastructure requirements and contributions will be agreed with the Council, and in consultation with other agencies where

appropriate. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.

Masterplans will be expected to reflect the infrastructure requirements and contributions identified and should include a Delivery Statement setting out details of how the proposed development and supporting infrastructure will be delivered.

Depending on the scale of development proposed, developers shall have the opportunity to mitigate the impact of their development through the provision of new infrastructure in compliance with other relevant Local Development Plan policies. Otherwise the impact of development shall be mitigated through financial contributions that shall be used by the Council to deliver new or expand existing infrastructure and facilities.

### Supplementary Guidance

#### Planning Obligations

Supplementary Guidance (SG) Planning Obligations supports the above policy by outlining the methodology and criteria used to calculate contributions required to mitigate impact that new development places on community facilities or infrastructure. The methodology seeks to ensure that appropriate contributions are secured from developers to support new communities and to make a fair and proportionate contribution to the individual or cumulative impact of development across the city, and where appropriate, the region.

#### Masterplan Zones

- 11.6 We have identified seven Masterplan Zones within which developers will be expected to work together to prepare masterplans for each zone, and coordinate the planning and delivery of associated infrastructure requirements. The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Section 4.
- 11.7 Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind



with the development proposed to mitigate the impact of development. Any development which is not listed will need to provide infrastructure requirements and developer contributions based on the criteria set out in the Supplementary Guidance.

Note – The developments/masterplans in previous Masterplan Zones at Stoneywood, Kingswells, Friarsfield and Oldfold are now sufficiently advanced. Their infrastructure requirements are still listed in Section 4.

Masterplan Zone	Sites included
1 Dubford and Murcar	OP1 Murcar OP2 Cloverhill and OP45 Berryhill OP10 Dubford
2 Grandhome	OP8 East Woodcroft OP9 Grandhome
3 Newhills Expansion and Dyce Drive	OP18 Craibstone North and Walton Farm OP19 Rowett North OP20 Craibstone South OP21 Rowett South OP22 Greenferns Landward
4 Greenferns	OP33 Greenferns
5 Maidencraig	OP31 Maidencraig South East OP32 Maidencraig North East
6 Countesswells	OP38 Countesswells
7 Loirston	OP59 Loirston OP60 Charleston

## Transport

- 11.8 Efficient and sustainable transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the city. Aberdeen is the regional centre for the North East of Scotland with a significant number of movements taking place to, from and within the city every day. The oil industry has brought affluence to the North East, meaning that car ownership and usage is high. This has led to significant congestion and unreliable journey times on many of our key corridors and air quality levels which exceed both EU and national targets.

- 11.9 The policies and proposals in this Plan seek to address the link between land use and transport and to ensure that both existing and future communities are accessible by a comprehensive, safe and effective transport network.
- 11.20 Nationally, the Plan takes cognisance of the National Transport Strategy (NTS). At a regional level the Nestrans Regional Transport Strategy Refresh (RTS) identifies several strategic infrastructure projects that will improve strategic connectivity in the North East.
- 11.21 At a local level the Aberdeen Local Transport Strategy (LTS) sets out the Council's vision for transport in Aberdeen which is to develop **'A sustainable transport system that is fit for the 21st century, accessible to all, supports a vibrant economy, facilitates healthy living and minimises the impact on our environment'**. This will be achieved through: increasing modal share for public sustainable and active travel (walking, cycling and public transport use); improving journey time reliability for all modes; improving road safety; improving air quality and the environment; and improving accessibility for all. The LTS is supported by daughter documents including the Active Travel Action Plan and Sustainable Urban Mobility Plan (SUMP).

## Land for Transport

- 11.22 The RTS and LTS identify a range of transport schemes which are required to successfully deliver the spatial strategy in both Aberdeen and Aberdeenshire and to enable both authorities to meet their transportation objectives. These schemes are designed to address existing transport issues and are not subject to developer contributions. This will not preclude developers contributing towards the cost of accelerating the implementation of a scheme or providing an enhanced solution where necessary.
- 11.23 The Council will support the incorporation of complementary uses within certain transport facilities, such as at Park and Ride sites, where these are appropriate and do not undermine the primary function of the facility.
- 11.24 Transport infrastructure required to facilitate new development will also be supported in principle, including new and improved walking and cycling facilities, alternative fuel vehicle infrastructure, car clubs, public transport services and roads.



## Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted on the Proposals Map. Only development related to the following projects will be accepted in these areas:

- Improved rail services;
- Dyce Railway Station expansion;
- Aberdeen South Harbour and associated infrastructure;
- Berryden Corridor improvements; and
- South College Street improvements.

11.25 Concerns regarding transport often focus on current congestion issues, potential congestion arising from development and the ability of new developments to deliver the required infrastructure in a timely manner. The Aberdeen City and Shire Cumulative Transport Appraisal (CTA) demonstrates the impact new development, if fully delivered, across the North East will have on our transport infrastructure. Through detailed testing, modelling and forecasting, a package of transport intervention options (public transport, active travel, road and multimodal) has been identified to mitigate this impact. These are set out below.

## Summary of Transport Intervention Options

Enhanced public transport service provision through developing cross city services, bus stop review and optimisation of services including new bus priority infrastructure.

Additional rail station car parking capacity at Dyce, Stonehaven, Portlethen, Laurencekirk and Huntly Rail Stations. Improved interchange at Inverurie Station.

Potential new rail stations to the north and south of Aberdeen, require to be considered through the Scottish Transport Appraisal Guidance (STAG) appraisal process and in accordance with rail station investment guidance.

Range of active travel infrastructure initiatives improving accessibility.

Package of behavioural change initiatives encouraging car-sharing, public transport use and active travel.

Optimisation of the performance of the network and new transport investments following the monitoring and evaluation of post-Aberdeen Western Peripheral Route (AWPR) travel conditions.

Road traffic signalisation or equivalent capacity enhancement measures at the AWPR Cleanhill, A944, A947 and Kingswells North Intersections, considered following monitoring and evaluation period and through further detailed traffic assessment.

Road Junction and operational efficiency enhancements	Urban Corridors	Aberdeen City Centre
		Wellington Road, Persley Bridge & Parkway, Parkhill, A96, Dyce Drive, Bridge of Dee corridors
	Rural Corridors	A90 North Toll of Birness/Ellon, A90 South and A947 corridors
		Dualling of the A96 and supporting improvements between the east of Huntly and Aberdeen

11.26 The Transport Intervention Options will require further appropriate appraisal and review but are, at this stage, required to assist the delivery of the Plan's spatial strategy and growth aspirations.

11.27 The Transport Intervention Options which relate to Aberdeen City will be subject to further relevant detailed appraisal and design work which will inform the requirements for planning obligations for their appraisal and/or delivery. Planning obligations should contribute to any Transport Interventions determined as required to deliver the Plan's Spatial Strategy. Aberdeen City's transport network will require regular monitoring, and this will inform the need to bring interventions forward. Regional partnership working will be required to share data, the outcomes of studies and progress intervention options.

- 11.28 The monitoring, appraisal and ultimate delivery for the Intervention Options is a specific action in the Plan's accompanying Delivery Programme. The Transport Intervention Options will also be considered through Local and Regional Transport Strategies subject to their appropriate appraisal, review, development and programming.

## Sustainable Transport

- 11.26 The location of development can have a significant impact on travel choices, with accessibility to jobs and services one of the key criteria used to determine where development should go.
- 11.27 The Council has a duty to act in a way considered to be most sustainable and best calculated to deliver reductions in greenhouse gas emissions. We support the development of and trial of technological advances, such as hydrogen fuel and electric vehicles that will also help to curb carbon emissions from the transport network. Reducing the need to travel, particularly by car, is one of the key ways in which the City can help reduce emissions. Cutting the amount of vehicular traffic on the City's roads can also help reduce congestion, air and water pollution and noise, helping create a better environment for people and business.
- 11.28 Development proposals must be assessed in terms of their impact on the local transport network, in particular the number of single occupancy vehicle trips that are likely to be generated by the development, as identified by a Transport Assessment. There will be a presumption against new development that is likely to generate a significant number of new car trips onto the network unless suitable mitigation measures are put in place.
- 11.29 Detailed assessments will require to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.
- 11.30 Opportunities for active and sustainable travel (particularly walking, wheeling, cycling and public transport use) increase the range of transport options available to users, offering a cheaper alternative than car-based travel. Whilst an active travel culture is gradually developing, with a greater

number of people choosing to travel into and around the regional centre by sustainable and active modes, the modal share, especially for cycling, remains low and active travel as a commuter and healthy lifestyle choice needs to be encouraged.

## Policy T2 – Sustainable Transport

Proportionate to the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated. New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, wheeling, cycling and public transport. Proposals should be designed to allow for public transport penetration which should be available within 400 metres from the centre of the development.

Transport Assessments and Travel Plans will be required where thresholds set out in Aberdeen Planning Guidance are exceeded.

Where sustainable transport links to and from new developments are not in place, developers will be required to provide infrastructure to support such facilities or a suitable contribution towards implementation.

Development of new communities should be accompanied by an increase in local services as well as employment opportunities that reduce the need to travel.

Recognising that there will still be instances in which people will require to travel by car, initiatives such as car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate.

Existing access rights, including Core Paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained at all times by the developer through provision of suitable alternative routes approved by the Council.

Further information is contained in the relevant Aberdeen Planning Guidance which should be read in conjunction with this policy.

- 11.34 The Council recognises that parking is an essential facility for many developments but will ensure that the level of parking complements its

commitment to sustainable transport, through reducing emissions and congestion. The Aberdeen City Centre Masterplan and the SUMP aim to fully utilise park and ride sites to reduce the number of vehicles entering the city centre, apply stricter parking standards within the city centre boundary and grow Aberdeen Car Club to remove the need for car ownership.

- 11.32 The purpose of the Policy T3: Parking, is to ensure any car parking provided as part of development proposals accords with Council standards. Car parking standards set out in Aberdeen Planning Guidance are maximums and the cycle and disabled car parking standards are minimums. However, the Council will consider whether there are any circumstances, related either to the site or the operation of the development, which warrant an alternative level of parking. This assessment should consider issues including the accessibility of the location and the potential for nearby uses to share facilities.

Policy T3 – Parking
<p><b>City Centre</b></p> <p>Within the City Centre boundary – as specified in the Proposals Map – the principle of ‘zero parking’ shall be applied with respect to all new development. Limited vehicle parking will only be permitted when demonstrated as necessary for the servicing/operation of businesses and buildings, and for customer drop off/pick up arrangements. Where possible, such parking should preferably be provided at basement level within buildings and not on ground or street level where this would be at the expense of an active frontage onto a public street, public space or private open space. The needs of disabled people will be considered for all proposals.</p>
<p><b>Inner and Outer City</b></p> <p>In inner city areas, low or no car development will be supported in suitable locations where there is adequate access to active travel and public transport options. Where this is not possible, development shall be required to comply with the parking standards set out in Aberdeen Planning Guidance: Transport and Accessibility. Low car development is encouraged within conservation areas.</p>

Alternative Fuel Vehicle Infrastructure
<p>Where residential parking is permissible, new developments are required to install appropriate electric vehicle charging infrastructure either in the form of active or passive provision. All parking facilities at non-residential developments should include the provision of charging stations for electric vehicles.</p> <p>Ratios and requirements for electrical vehicle charging are set out in Aberdeen Planning Guidance: Transport and Accessibility.</p>
Cycle Parking
<p>Developments should include covered and secure cycle parking facilities in accordance with the standards set out in Aberdeen Planning Guidance: Transport and Accessibility.</p>
New Parking
<p>Proposals for car parking that are not directly related to new developments will not be supported.</p>

Aberdeen Planning Guidance
Transport and Accessibility
<p>Aberdeen Planning Guidance: Transport and Accessibility supports Policies T2 and T3 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policies, with regard to the delivery of transportation projects.</p>
Digital Infrastructure

- 11.33 Efficient digital connections are an essential part of Aberdeen’s economic and social growth. Aberdeen is the first city in Scotland to benefit from Gigabit-capable full-fibre broadband. The roll-out of high gigabit speed broadband throughout the area is vital for the economy as well as bringing environmental and social benefits.
- 11.34 The Council is fully supportive of the expansion of the communications infrastructure and acknowledges that this can enhance accessibility to services and contribute to reducing the need to travel, reduce carbon



emissions, and allow for more flexible working arrangements. However, new communications infrastructure should be provided sensitively and imaginatively with minimum impact on the natural and built environment.

11.35 Applications for the following development proposals should be accompanied by mapped detail highlighting the status of superfast broadband on site and the location of telecommunications masts within the general vicinity of the application site:

- 5 or more housing units;
- 5,000 square metres or more of commercial space; and
- Sites of 2 or more hectares.

#### **Policy CI1 – Digital Infrastructure**

All new commercial development and residential development where five or more units are proposed will be expected to have access to high-speed communications infrastructure.

### **Telecommunications**

11.36 When considering applications for telecommunications development, the Council will have regard to the operational requirements of telecommunications operators and the technical limitations of the technology.

11.37 In general, proposals should not result in:

- the erection of a mast and cabinets which would be detrimental to pedestrian or traffic safety;
- a pavement monopole which would be close to another monopole, lighting column or traffic light column resulting in visual clutter; or
- a monopole sited and designed to appear noticeably different in scale from other street furniture in the vicinity therefore looking out of context.

#### **Policy CI2 – Telecommunications**

Proposals for telecommunications development will be permitted provided:

1. the siting and appearance of the proposed apparatus and associated structures does not result in an adverse cumulative impact on visual amenity, character, or appearance of the surrounding area/host building;
2. the proposal does not result in an adverse cumulative impact when considered together with other communication developments present or proposed nearby; and
3. the development will not have an unacceptable effect on areas of ecological interest, landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

Where new apparatus is being proposed, it should be demonstrated that all practicable options and alternative sites have been considered, including the possibility of using existing buildings, masts or other structures. Such evidence should accompany a planning application.



## 12. Supporting Business and Industrial Development

- 12.1 Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location. The Strategic Development Plan requires a ready supply of employment to be maintained in the city. Therefore, to accord with this, a phased, large allocation of employment land has been identified, to meet the diverse needs of different types and sizes of businesses.
- 12.2 The North East of Scotland remains one of the most active economies in the UK. The Regional Economic Strategy provides a shared vision and ambition for the future of the Aberdeen city region. It focuses on maximising opportunities in the following key sectors: Oil and Gas, Food, Drink, Agriculture and Fishing, Tourism and Life Sciences.

### Why invest in Aberdeen?

- University of Aberdeen was named Scottish University of the Year in the **Times and Sunday Times Good University Guide 2019**
- Ranked 4th of all UK cities with high percentage of high qualifications (Centre for Cities 2019)
- 25 of Scotland's top 100 businesses located here (2018)
- The best place in the UK to launch a start-up (2018)
- Aberdeen ranked 5th for economic potential among small European cities
- Home to £180 million Oil & Gas Technology Centre
- Home to world's first floating wind farm, Equinor & Masdar's Hywind Pilot Park
- Home to The Event Complex Aberdeen (TECA), a £333 million state-of-the-art events complex opened in 2019, with the largest fuel cell installation in the UK and on par with the largest in Europe.
- Flights from Aberdeen International Airport to 20 domestic locations – more than from any other UK airport
- Top 10 mid-sized & small cities-overall (*fDI magazine*, Global Cities of the Future 2019)

taken from Invest Aberdeen, 2019

- 12.3 In addition to the provision of new sites, it is important to safeguard the supply of existing business and industrial land throughout the city from other development pressures. This is particularly important for sites in strategic locations and those with good accessibility including Aberdeen International Airport, Aberdeen Harbour and the city centre.
- 12.4 Supporting facilities such as shops, hotels, leisure and sports uses, crèches and children's nurseries can make an important contribution to the city's employment areas. Such facilities are already present on a number of the city's employment areas and the Plan supports the provision of these uses, where appropriate, within employment areas. These facilities should not compromise or conflict with the operation of existing business and industrial uses.
- 12.5 Low-amenity 'bad neighbour' uses, such as scrapyards, batching plants or the storage and distribution of minerals, provide vital services for the city and its industries. However, they should be sensitively located so that they do not adversely affect the amenity of adjoining users.
- 12.6 In order to meet the requirements of the Aberdeen City Waste Strategy, sites are required for energy recovery facilities and other waste-related uses. It is considered that business and industrial sites have the greatest potential to accommodate these facilities, subject to the considerations identified in Policy R3 – New Waste Management Facilities.

#### **Policy B1 – Business and Industrial Land**

The Council will, in principle, support the development of the business and industrial land allocations set out in this Plan.

Land zoned for business and industrial uses on the Proposals Map, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types. Other uses which may be suited to a business and industrial location, such as car showrooms and bus depots, shall be treated on their own merits. The expansion of existing uses within these locations will be permitted in principle.

Where business and industrial areas are located beside residential areas, we

will restrict new planning permissions to Class 4 (Business). Buffer zones, which are appropriately sized and landscaped, may be required to separate these uses and safeguard residential amenity. Low amenity 'bad neighbour' uses must have regard to surrounding uses and their potential impact on the environment and existing amenity. In all cases, conditions may be imposed restricting levels of noise, hours of operation and external storage.

New business and industrial land proposals shall make provision for areas of recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Open Space Strategy and any approved non-statutory planning guidance, planning briefs or masterplans. Within existing business and industrial areas, there shall be a presumption in favour of retaining green, open and landscaped spaces.

Facilities that directly support business and industrial uses may be permitted where they enhance the attraction and sustainability of the city's business and industrial land. Such facilities should be aimed at meeting the needs of businesses and employees within the business and industrial area rather than the wider area.

#### **Business Zones**

- 12.7 In order to maintain and promote a strong and diverse economy, the Plan identifies a number of Business Zones at Bridge of Don, Hill of Rubislaw, Kingswells and the North Dee Business Quarter. Within these areas, new developments should contribute to the high quality and amenity of their surroundings in order to maintain their attractiveness to inward investment.

#### **Policy B2 – Business Zones**

In areas that are identified as Business Zones on the Proposals Map, only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment.

Facilities that directly support business uses may be permitted where they enhance the attraction and sustainability of the Business Zone for investment. Such facilities should be aimed at meeting the needs of businesses and employees within the Business Zone rather than the wider area.

The Entertainment Complex Aberdeen (TECA) site at Dyce is reserved for



exhibition and conference centre purposes and uses that support and are compatible with TECA, such as office, leisure uses, and food and drink uses. This excludes large scale retail.

### Aberdeen International Airport

- 12.8 Aberdeen International Airport is a strategic transport hub which is vital to the success of the North East economy. It directly supports thousands of jobs and helps to ensure that Aberdeen remains a competitive, attractive and well-connected location for business.
- 12.9 To avoid conflict with neighbouring uses, residential development within close proximity to the airport is not acceptable. Planning Advice Note (PAN) 1/2011 and the accompanying Technical Advice Note on the assessment of noise, set out Scottish Government guidance on planning and noise. The Environmental Noise (Scotland) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan. In order to preserve the amenity of residents, we will maintain a night-time ban on helicopter movements except for emergency situations.
- 12.10 Public Safety Zones are areas of land at the end of the airport runway within which development is restricted to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing. Development near the airport may also be subject to a number of other restrictions in order to maintain the safety and efficiency of airport operations. A Technical Advice Note (TAN) on Land Use Planning and Aberdeen Airport contains the following information:
- Public Safety Zones
  - Noise Contours
  - Safeguarding Map
  - Perwinnes Radar

### Policy B3 – Aberdeen International Airport and Perwinnes Radar

The development and enhancement of Aberdeen International Airport will be supported within the airport boundary defined on the Proposals Map.

### Compatible Uses

Within the area zoned for the Airport on the Proposals Map, there will be a presumption in favour of compatible uses which are required for the effective and efficient operation of the airport, and which have a functional requirement to be located there. This may include administrative offices, warehousing, distribution facilities, car hire facilities and carparks. Other airport-related uses such as hotels will be treated on their merits.

### Public Safety Zones (PSZs)

Public Safety Zones (PSZs) have been established for Aberdeen International Airport (see TAN). There is a general presumption against certain types of development which would result in an increase in the number of people living, working or congregating in these zones. Further details are available in Scottish Government Circular 8/2002.

### Safeguarding

Any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen International Airport. Any proposed development must not compromise the safe operation of the airport. Matters such as the height of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment will be taken into account in assessing any potential impact.

### Noise

Applications for residential development in areas where aircraft noise levels are 57dB LAeq (the summer 16-hour dB LAeq measurement) or more as identified in the noise contour map will be refused, due to the inability to create an appropriate level of residential amenity, and the need to safeguard the future operation of Aberdeen International Airport.

### Perwinnes Radar

Any development falling within safeguarded areas identified on the Perwinnes Radar safeguarding maps will be subject to consultation with NATS to determine if proposed buildings and structures would have an adverse impact upon the operation of the radar and if mitigation to any impact is possible. If an unacceptable impact and viable mitigation is identified, the developer would be expected to agree with NATS a mitigation package prior to determination of an application.

Note – Aberdeen Airport and Perwinnes Radar are subject to separate safeguarding maps. Where necessary, development proposals will be assessed against both maps.

## Aberdeen Harbour

- 12.11 Aberdeen Harbour plays a critical role in the economy of Aberdeen and Scotland as a whole. It is a gateway for trade linking with over 40 countries, and an important point of access for the offshore energy industry. It is also a major ferry port, providing links with Orkney and Shetland.
- 12.12 The existing Aberdeen Harbour area is subject to a Development Framework which explores how a greater mix of uses at the harbour can be delivered, without impacting on the operation of the port. It also examines options for creating better linkages between the harbour, the city centre and to the main bus and railway stations.
- 12.13 The harbour is facing significant pressures for expansion that cannot currently be met within the existing site. Work has commenced on a new Aberdeen South Harbour at Bay of Nigg, which has been identified as a national development. This site is identified in the Local Development Plan as an Opportunity Site for a new harbour development and land to support the new harbour's ongoing operations. In addition, there is now the potential to encourage low-carbon energy development and alternative fuels production, assembly and distribution in association with the harbour. Access to the Aberdeen South harbour will be facilitated by improved external links funded through the City Region Deal.
- 12.14 A Development Framework has been prepared for the harbour at Bay of Nigg and its surrounding area. This considers how to maximise the opportunities presented by investment in the new harbour, in terms of economic development, regeneration and environmental improvements. It also addresses the co-ordination of essential infrastructure and identifies opportunities for strategic improvements to the road and rail network as well as improved connections for active and sustainable transport modes between the new harbour and the city. Complementary masterplans will then be prepared to provide further detail.

## Policy B4 – Aberdeen Harbours

Within the areas zoned for Aberdeen Harbour on the Proposals Map, there will be a presumption in favour of harbour infrastructure and ancillary uses, which are required for the effective and efficient operation of the harbour and which have a functional requirement to be located there. This may include administrative offices, warehousing and storage (including fuel storage), distribution facilities and car/HGV parking. Other harbour-related uses will be treated on their merits.

Residential and mixed use development within the area surrounding the harbour must take account of the character of the area and avoid undue conflict with adjacent harbour-related land uses. New development must not impinge upon the viability or operational efficiency of the harbour, or of existing businesses within the harbour zoned area. Mitigation measures may be required in order to permit uses which could otherwise give rise to such conflict.

## Energy Transition

- 12.16 Energy transition is the necessary transformation from linear systems of high carbon energy production and consumption (e.g. fossil fuels) towards smart managed systems of low / zero carbon and renewable energy (e.g. wind, biomass, solar, tidal, etc.). Energy transition is part of society's overall pathway towards a carbon neutral future, driven by issues of energy security, market volatility and the globally agreed, urgent need to tackle climate change, including limiting global temperature rises to below 1.5oC.
- 12.17 The Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 sets a target date for net-zero emissions of Scotland's greenhouse gases by 2045 and supports a transition to low / zero-carbon investment and infrastructure. Aberdeen is ideally placed geographically to capitalise on energy transition opportunities. It also has the skills and workforce to support diversification of the energy sector. Ensuring best use of these regional assets will help to safeguard the City region's economic future. The construction of Aberdeen South Harbour creates the opportunity to accommodate location specific renewable energy transition developments that capitalise on offshore developments.

### Policy B5 – Energy Transition Zones

Within the areas identified as Energy Transition Zone on the Proposals Map, there will be a presumption in favour of the development, production, assembly, storage and/or distribution of infrastructure required to support renewable energy related industries; this includes offshore wind, tidal, hydrogen and solar.

Infrastructural/transport improvements directly related to the wider Energy Transition Zone will be permitted where they have a functional requirement to be located there. Development proposals will be required to include suitable open space and landscape enhancements for the wellbeing of people and wildlife.

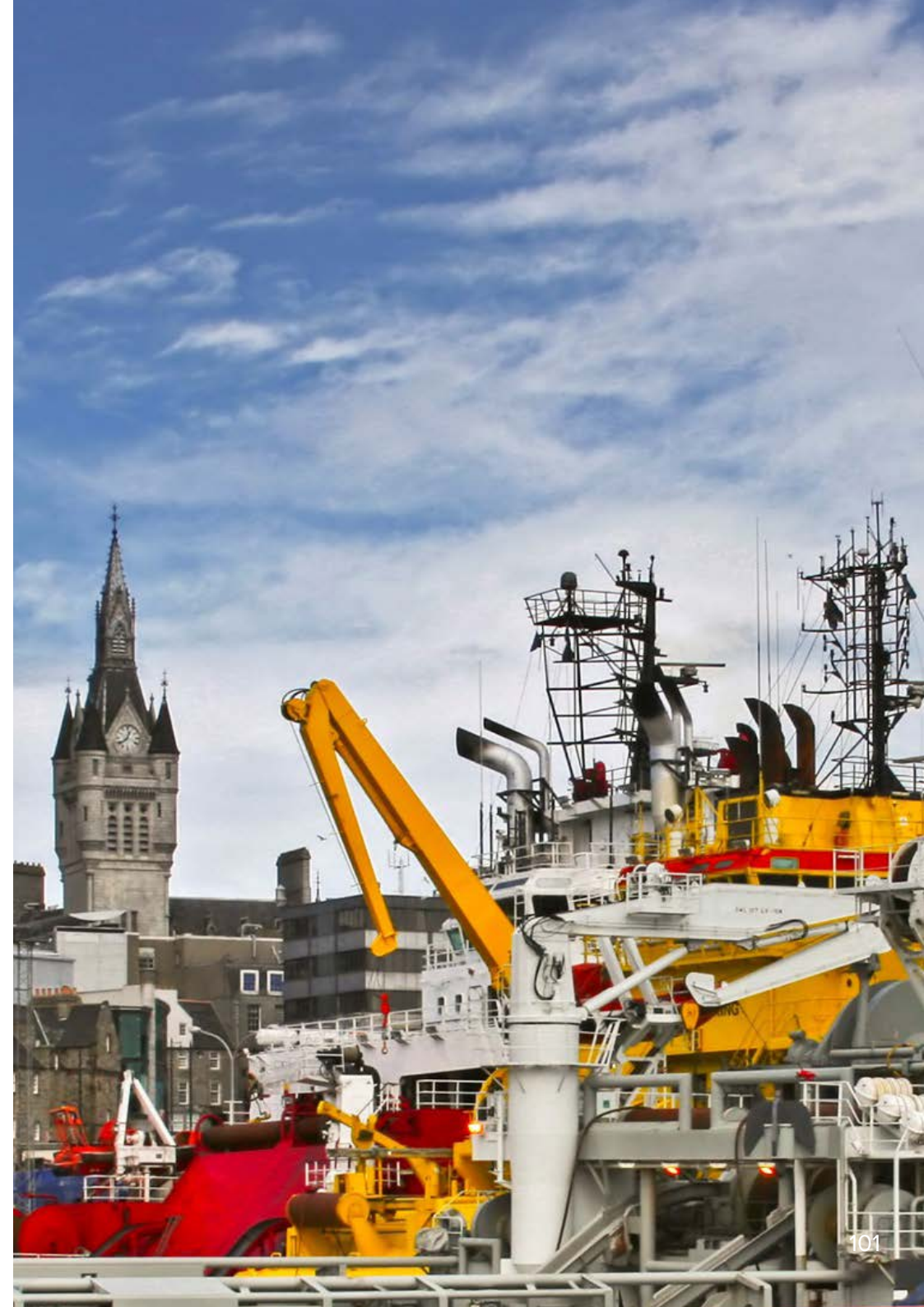
### Pipelines, Major Hazards and Explosives Storage Sites

12.15 Within Aberdeen City, there are a number of high-pressure pipelines and sites where hazardous substances or explosives are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.

### Policy B6 – Pipelines, Major Hazards and Explosives Storage Sites

Where certain types of new development are proposed within the consultation zones of pipelines, major hazards and explosive storage sites, or within 1 kilometre of an operational quarry, the Council will consult the Health and Safety Executive (HSE) to determine the potential risk to public safety.

The Council will take full account of the advice from the HSE in determining planning applications. In addition to consultation with the HSE, the Council will consult the operators of pipelines where development proposals fall within these zones. Pipeline consultation zones are shown on the Constraints Map.





# Glossary

## **Accessibility**

The relative ease, convenience and cost with which a location or service can be accessed. A term used when comparing two or more locations or when considering a change in travel to one particular location or travel by different types of transport to a location.

## **Active Provision**

Fully wired and connected ‘ready to use’ electric vehicle charge points.

## **Active Travel**

An approach to travel that focuses on physical activity such as walking and cycling.

## **Active Street Frontage**

When a unit frontage creates a level of visual permeability – patrons can see out onto the street and people on the street can see into the unit. It enhances public security and passive surveillance and improves the amenity of the public domain by encouraging pedestrian activity.

## **Affordable Housing**

Housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low-cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents, (mid-market rent), should also be considered within the affordable housing category.

## **Air Quality Action Plan**

A plan which explores means of reducing levels of air pollution in an Air Quality Management Area.

## **Air Quality Management Area**

An area where the air quality has been assessed and the levels of nitrogen dioxide, a pollutant that occurs from vehicle exhaust emissions, exceed the National Air Quality Objective.

## **Amenity**

The attributes which create and influence the quality of life of individuals or communities.

## **Amenity Space**

Areas of private, or communal shared spaces. This may include gardens, shared private space, balconies and roof terraces or amenity space associated with a specific development not generally used by the public. This differs from Open Space.

## **Brownfield Land**

Brownfield land is defined as land which has previously been developed. The term may include vacant or derelict land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. Existing areas of landscaped or amenity urban green space such as private and public gardens, sports and recreation grounds, woodlands etc shall not be considered as brownfield sites for new development. The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.

## **Bulky Goods**

Goods of such a size, weight or shape to require large areas to handle, store or display. Items would normally require to be transported by car, van or by delivery to customers.

## **Carbon Neutral**

Development that limits the amount of energy used and creates as much renewable energy as it uses each year for heating and electrical appliances.

## **Commercial Centre**

A grouping of three or more retail warehouses with associated car parking.

## **Communications Infrastructure**

This broadly covers the following; mobile telecommunications, communications network, telecommunications broadband, digital and telecommunications technologies.

## **Comparison Goods**

Non-food items including clothing, footwear, household goods, furniture and electrical goods which purchasers compare on the basis of price and quality before buying.

## **Convenience Goods**

Goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc).

## **District Centres**

Groups of shops outwith the city centre, usually containing at least one food supermarket or superstore and non-retail services. These may take a variety of forms.

## **Ecosystems Services**

As defined in Scottish Planning Policy, these are the benefits people obtain from ecosystems; including provisioning services such as food, water, timber and fibre; regulating services that affect climate, floods, disease, waste and water quality; cultural services with recreational, aesthetic, and spiritual benefits; and supporting services such as soil formation, photosynthesis and nutrient cycling.

### **Edge-of-Centre**

A location within easy walking distance of one of the locations named in the Hierarchy of Centres Aberdeen Planning Guidance. In defining edge-of-centre, regard shall be had to the following:

- an easy walking distance to the principal retail frontage of the retail location (reflecting poor weather and shoppers encumbered with shopping etc);
- the presence of intervening barriers to pedestrian movement, including the need to cross-roads, the presence of over or under passes and significant gradients;
- whether a site is intervisible with part of the principal retail frontage of the retail location; and
- the extent of intervening non-retail uses between the site and the retail location.

In the special case of the Retail Core, ‘edge-of-centre’ means any part of the city centre (as defined on the Proposals Map) outwith the Retail Core.

### **Effective Land Supply**

Sites which have no constraints and are available for development.

### **Energetica**

Aberdeen City and Shire’s flagship concept to consolidate the region as a global all-energy hub, attract new high value investment and support the export drive of indigenous business and industry. Central to Energetica is a 30-mile corridor between Aberdeen and Peterhead which will create a concentration of energy technology companies, housing and leisure facilities and offer a tremendous opportunity for powerful growth, diversification and continued prosperity building on the solid knowledge and technology developed around the oil and gas industry. Source: ‘A Future to Look

Forward To – An update on the work of ACSEF’, June 2010. ACSEF: Aberdeen City & Shire Economic Future.

### **Expenditure Leakage**

When people shop somewhere other than the area they live – the money they spend is going somewhere else rather than being retained in the area they live.

### **Food-Growing Spaces**

Food-growing spaces are typically recognised as communal areas where food may be grown. This could be a spectrum of spaces including; orchards, allotments, gardens, raised beds. The Council’s vision and requirements for food-growing spaces are set out in **Granite City Growing: Aberdeen Growing Food Together**.

### **Gigabit Broadband**

An internet connection that offers a speed of 1 gigabit per second (1Gb) or more. In order to get gigabit speeds, a Fibre To The Premises (FTTP), or Fibre To The Home (FTTH) connection is needed.

### **Greenhouse Gas Emissions**

Greenhouse gas emissions are the gasses produced from human activity, which include carbon dioxide, methane, nitrous oxide and ozone.

### **Heat Networks**

System for distributing heat generated in a centralised location for residential and/or commercial heating requirements such as space heat and water heating.

### **Historic Asset / Heritage Asset**

A physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.

### **Houses in Multiple Occupation (HMO)**

There is no formal definition of a HMO in current planning legislation. These are generally recognised as properties co-habited by several unrelated persons. Further advice on planning and licensing controls for HMOs are set out in Scottish Government Planning Circular 2/2012.

### **Informal Recreation**

Pursuits such as walking, cycling, horse riding, bird watching and picnicking requiring a pathway, countryside or open space land use.

### **Key Workers**

Key Workers are people who are employed but may struggle to afford normal open-market housing in the area. Such roles may include teachers, NHS workers and emergency services. The proposed accommodation may be marketed specifically to this group as a form of ‘affordable housing’.

### **Low and Zero Carbon Generating Technology**

Energy-producing equipment provided on-site or integrated into buildings, which use renewable sources, resulting in low or zero carbon impact. Examples include solar panels, heat pumps, and domestic wind turbines.

### **Low Emission Zone**

Low Emission Zones set an environmental limit on certain road spaces, to improve air quality by allowing access to only the cleanest vehicles, particularly at locations where there is public exposure.

### **National Development**

Designated in the National Planning Framework, these are the Scottish Government’s priority projects for the development of Scotland.

### **Neighbourhood Centres**

Primarily convenience shopping facilities serving a local catchment area (i.e. the majority of customers living within 800 metres walking distance). Gross floorspace of these developments would normally be in the range of 500-2000 square metres.

### **Nestrans**

The transport partnership for Aberdeen City and Shire. Its Board is made up of Councillors from Aberdeen City and Aberdeenshire Councils, as well as non-Councillor members appointed by the Minister for Transport.

### **Net Zero Carbon Emissions**

Achieving net zero carbon dioxide emissions by balancing carbon emissions with carbon removal or simply eliminating carbon emissions altogether.

### **Network of Centres**

Consists of a Regional Centre (City Centre including Retail Core), Town Centres, District Centres, Neighbourhood Centres and Commercial Centres. The role of each centre is arranged into a hierarchy as set out in the Hierarchy of Centres Aberdeen Planning Guidance. See Policy VC3.

### **Noise Action Plan**

A plan that provides a framework to manage environmental noise and its effects. It also aims to identify Noise Management Areas and to identify and preserve Quiet Areas.

### **Noise Management Areas**

Areas where people are most likely to be affected by noise, in particular transport noise.

### **Open Space**

Open space in the Local Development Plan refers to public, shared spaces. The Council's Open Space

Audit sets out typologies and surveys the City's main areas of open space. The Planning Advice Note PAN65: Planning and open space further explains the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.

### **Out-of-centre**

A location that is neither within nor on the edge of any of the locations listed in the network of centres.

### **Over-provision and Clustering**

An inappropriate number and clustering of some non-retail uses, such as betting offices and high interest money lending premises. There should be an appropriate mix of uses in centres.

### **Park and Choose**

Also called Park and Ride. Sites served by either rail services or express bus links to and from city centres and areas of economic activity.

### **Passive Provision**

Provision of the underlying infrastructure (e.g. power supply and cabling) to enable installation and activation of an electrical vehicle charge point in the future.

### **Public Realm**

The parts of the city (whether publicly or privately owned) that are always available for everyone to see and use without charge including streets, squares, parks, green spaces and other outdoor spaces.

### **Public Transport Nodes**

These are areas where the highest concentrations of activity emerge naturally along principle routes or points of convergence.

### **Placemaking**

Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs.

### **Quiet Areas**

Areas of quiet and tranquillity which provide a range of benefits to health, wellbeing and the environment.

### **Regional Centre (City Centre) including the Retail Core**

Provide a broad range of facilities and services that markets and serves a citywide or regional market.

### **Retail Core**

The area containing the highest concentration of shopping floorspace in the city centre.

### **Regional Economic Strategy**

A document that sets out a vision and long-term plan for the economic development of the city region for the next 20 years.

### **Regional Spatial Strategy**

A long-term spatial strategy in respect of the strategic development of an area.

### **Retail Impact Assessment**

A study which assesses the likely effect a new development will have on existing shops.

### **Retail Warehouses**

Large single level stores specializing in the sale of household goods (such as carpets, furniture and electrical goods), clothing, leisure goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.



### **Sequential Approach**

In applying the sequential approach to locating major shopping proposals in Aberdeen, the city centre will assume primacy. Proposals should firstly explore all city centre development opportunities followed by edge of centre development opportunities.

### **Short Term Lets (STLs)**

Sometimes also referred to as ‘holiday lets’. There is currently no statutory definition of what constitutes a short-term let in Scotland. STLs can however be characterised in three broad ways; Sharing, Swapping, or Secondary Letting. These are usually residential properties that are let for short period at a time to temporary residents, for example tourists.

### **Small Data Zones**

The boundaries selected for the monitoring of HMO overprovision are Small Data Zones. Data zones are the key geography for the dissemination of small area statistics in Scotland and are widely used across the public and private sector. Data zones also represent a relatively stable geography that can be used to analyse change over time, with changes only occurring after a Census.

### **Soft Routes**

Green routes through development sites for the future provision or connection to a heat network.

### **Strategic Development Plan (SDP)**

Statutory requirement of the Planning (Scotland) Act 1997. Prepared for Scotland’s city-regions. Provides a long term vision, spatial strategy and associated policies and proposals which set clear parameters for Local Development Plans. Revoked in Planning (Scotland) Act 2019, to be replaced by Regional Spatial Strategies

### **Strategic Infrastructure**

This is major investment in large-scale infrastructure. This can include railways or main roads, major junctions, water reservoirs, waste-water treatment works, pumping stations, secondary schools and hospitals.

### **Strategic Reserve Land**

Land that has been reserved for future development beyond the plan period.

### **Supermarkets**

Single level service stores selling mainly food with a trading floorspace of between 500 and 2500 square metres (under 1500 square metres for all supermarkets) with dedicated car parks.

### **Superstores**

Usually single level self-service stores selling mainly food or food and non-food goods, usually with at least 2500 square metres trading floorspace and with dedicated car parking.

### **Town Centre**

Provide a broad range of facilities and services that markets and serves the town but is not serving a citywide or regional market.

### **Transport Assessment**

An assessment of the amount of traffic and other transport requirements expected to be generated by a proposed development, the impact on the transportation system and measures to mitigate the impact on that system.

### **Transport Plan**

A plan detailing the strategy and actions by which the travel demands of a development are to be reduced particularly as a result of measures not directly covered by other policies in the Local

Development Plan such as flexi-time working, subsidies for public transport etc.

### **Vitality and Viability**

Vitality is a reflection of how lively and busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract on-going investment for maintenance, improvement and adaption to changing needs.

### **Wellbeing**

The state of being comfortable, healthy or happy. It is used to refer to the physical, psychological, spiritual, social and economic state of an individual or group. It constitutes a measure of the quality of life with high levels giving a positive experience while low levels give rise to dissatisfaction.

### **Wheeling**

Refers to travelling by wheelchair

### **Windfall**

A site which becomes available for development during the plan period which was not anticipated when the plan was being prepared

# Appendices

A photograph of a city street featuring a large Gothic cathedral in the background and modern buildings on either side. Colorful, star-shaped flags are strung across the street. The word 'Appendices' is overlaid in the center.

## Appendix 1 – Brownfield Sites

Brownfield sites with potential for housing from the Brownfield Urban Capacity Study 2019.

Site	Size (hectares)
96- 126 John St	0.4
VSA Gallowgate	0.08
Water Lane Grannary	0.06
1 and 2 Springbank Terrace	0.06
Frederick Street East	0.1
28-32 Marischal Street	0.01
Former Frederick Street School/Training Centre	0.25
Aberdeen College, Gordon Centre	2.21
AECC Bridge of Don	13.15
Cults Pumping Station	0.69
Former Carden School	0.37
Former Dutch School	0.18
Milltimber Primary School	1.85
Ex-BP Car Park	2.44
Former Bucksburn Primary School	0.94
Braeside Infant School	1.04
Former Stoneywood Primary School	0.7
Balgownie Machine Centre	0.2
Dunbar Halls of Residence	1.23
Greenfern Infant School	0.91
Logie Place (former shops)	0.12
Former Torry Nursery School	0.6
St Peter's Nursery	0.09
Victoria Road School	0.67
Woodside Congregational Church	0.07
Abbey Road North	1.51

Greyhope Road sparkling drinks	0.65
45-47 Constitution Street	0.04
Former Beach Court Nursing Home	0.17
Former Matalan	0.68
60 Frederick St	0.07
Former Accommodation Assessment Unit, Bon Accord Street	0.06
Former Accommodation Assessment Unit, Crown Street	0.04
Kittybrewster Depot	3.64
30-64 Bridge Street	0.24
45-47 Holland Street	0.07
133 Union Street	0.02
Balgownie Centre	2.25
Burnside Drive	0.57
Newton Terrace	1
Haudagain Triangle	4
Pittodrie stadium	6
1 Western Road	0.07
Broadford Works	3.7
1-5 Salisbury Terrace	0.3
9 Pittodrie Place	0.03
67 Jute Street	0.02
Bruce Motors	0.02
32-36 Fraser Place	0.05
Philip Garage Auchmill Road	1.21
Greyfriars House	0.37
Froghall Terrace	2.75
<b>Total</b>	<b>57.95</b>



## Appendix 2 Opportunity Sites

Site	Site Name	Site Size	Policy	HRA Required	Other Factors
<b>Bridge of Don &amp; Grandhome</b>					
OP1	Murcar	27.8ha	Land Release Policy and Green Space Network		Strategic Reserve Employment Land for the period 2033-40. This site may be at risk of flooding. Flood Risk Assessment required to accompany development proposals.
OP2	Cloverhill	24.8ha	Residential and Green Space Network		Opportunity for 550 homes on former employment land. Primary and secondary education and health capacity issues need to be addressed. Flood Risk Assessment required to accompany future development proposals.
OP45	Berryhill	43.7ha	Business and Industry and Green Space Network		Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6. Flood Risk Assessment required to accompany future development proposals.
OP3	Findlay Farm, Murcar	16.4ha	Business and Industrial Land		Opportunity to extend the Aberdeen Energy Park.
OP4	North Denmore	1.7ha	Residential		Residential opportunity for up to 30 houses on an unused Council owned site.
OP5	Balgownie Centre, Bridge of Don	2.25ha	Residential		Former Aberdeen College building now cleared. Planning Brief available.
OP6	WTR Site at Dubford	0.57ha	Residential and Green Space Network		Brownfield opportunity for residential development that should look to integrate with the neighbouring development at Dubford.
OP7	Aberdeen College Gordon Centre	3.1ha	Mixed Use and Green Space Network		Location suitable for residential or mixed-use development. The woodland on site, particularly along the site's boundaries, should be retained.
OP8	East Woodcroft North	2.2ha	Residential		Council owned site identified for 60 homes.
OP9	Grandhome	323ha	Land Release Policy/ Green Space Network		Privately owned site in single ownership identified for 7000 homes and 5 hectares of employment land (Class 4 uses). Town Centre identified for Phase 2 of this site. Developers will be required to provide a Flood Risk Assessment in support of any development proposals for this site.
OP10	Dubford	4.2ha	Residential and Green Space Network		This is the undeveloped part of the 550 home Dubford development. Any proposal here must comply with the Dubford Development Framework. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.

OP11	Balgownie Area 4	0.5ha	Residential		Opportunity for residential development of up to 15 houses.
OP12	Silverburn House	4.0ha	Residential		Opportunity for 100 homes on former employment land. Primary and secondary education and health capacity issues need to be addressed. Needs to link into OP2 and OP13 – the AECC site.
OP13	AECC Bridge of Don	18.4ha	Mixed Use		Redevelopment opportunity for mixed use development. Masterplan approved. The site will be required to accommodate an expansion of the Park and Choose to 999 spaces and a household waste recycling centre to replace the facility at Scotstown Road. Any residential elements would need to address school capacity issues in the area. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Development should respect the landscape setting and amenity of the course of the Royal Aberdeen Golf Club.
OP75	Denmore Road	4.56ha	Commercial Centre		Opportunity for bulky goods retailing. Pitches lost should be replaced in Bridge of Don by new or upgraded pitches which are of comparable or greater benefit. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
<b>Dyce Bucksburn &amp; Woodside</b>					
OP14	Former Cordyce School	7.9ha	Mixed Use and Green Space Network		Site suitable for a number of uses including housing, a garden centre and health and fitness village. Development should avoid harmful impacts on the community orchard. A Flood Risk Assessment is required.
OP15	Former Carden School	0.37ha	Residential		Part of Dyce primary school deemed surplus to requirements.
OP16	Davidsons Papermill, Mugiemooss Road, Bucksburn	29.5ha	Mixed Use		Former paper mill site and adjoining land. Development Framework and Phase 1 Masterplan approved. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP17	Former Bucksburn Primary School	0.94ha	Residential		Former primary school suitable for residential, healthcare or other uses compatible with a residential area.
OP18	Craibstone North and Walton Farm	20.0ha	Land Release Policy/ Green Space Network		Opportunity for development of 1.5ha of employment and 18.5 hectares of Strategic Reserve employment land or a higher education and research institute in the 2033-40 period. Masterplan required. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP19	Rowett North	63.9ha	Business Zone/Green Space Network/Airport Public Safety Zone		Site for The Event Complex Aberdeen and complimentary employment uses. Masterplan approved. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP20	Craibstone South	42.6ha	Land Release Policy/ Green Space Network		Opportunity for 1000 homes. Part of approved Newhills Development Framework.

OP21	Rowett South	106.85ha	Land Release Policy/ Green Space Network/ Residential		Opportunity for 1940 homes of which 240 homes are phased in the period beyond 2032. Part of approved Newhills Development Framework. Town Centre identified for this site comprising of approx. 7,500 square metres total floorspace (4,000 square metres supermarket, 3,500 square metres other comparison and local shops and retail services.)
OP22	Greenferns Landward	69.6ha	Land Release Policy		Opportunity for 1500 homes on Council owned land, of which 500 homes are phased for the period beyond 2032. Part of approved Newhills Development Framework. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.
OP23	Dyce Drive	65ha	Business and Industrial Land /Green Space Network		This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.
OP24	Central Park, Dyce	0.71ha	New Community Sites and Facilities		Site reserved for a new medical centre. Urban Green Space developed here should be replaced through the demolition of the existing medical centre north of Dyce shopping centre. Pedestrian access to the shopping centre car park should be provided.
OP25	Woodside	19.1ha	Residential/Green Space Network/ Green Belt		Site capable of accommodating up to 300 homes, including affordable housing as per Persley Den/Woodside Masterplan. Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.
OP86	Dyce Railway Station	1.1ha	Land for Transport		Opportunity Site for an expanded car park with associated SuDS and landscaping. Access to the Formartine Buchan Way should be retained and enhanced. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
<b>Kingswells &amp; Greenferns</b>					
OP26	Old Skene Road	1.2ha	Residential	✓	Residential opportunity for 14 houses. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP27	Greenfern Infant School	0.91ha	Residential	✓	Brownfield residential opportunity. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.



OP28	Greenferns	13.6ha	Residential		This is an opportunity to provide 120 homes. Joint Development Framework with OP33 Greenferns approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP29	Prime Four Business Park	50.0ha	Business Zone/Green Space Network	✓	Opportunity for development of business land which will attract high quality businesses or be suitable for company headquarters. Masterplans and Development Framework prepared. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP63	Prime Four Business Park Phase 5 Extension	12.7ha	Business Zone	✓	Expansion to existing allocation. Masterplan approved. A Traffic Impact Assessment will be required. The site lies within a pipeline notification zone. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP30	Kingsford	24.5ha	Green Belt	✓	New stadium and training facilities. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP31	Maidencraig South East	29.8ha	Residential/Green Space Network	✓	Opportunity for development of 450 homes. Joint masterplan approved for this site and OP32 Maidencraig North East. This site may be at risk of flooding. Flood Risk Assessment required to accompany development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP32	Maidencraig North East	22.8ha	Residential/Green Space Network	✓	Opportunity for development of 300 homes. Joint masterplan approved for this site and OP31 Maidencraig South East. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.

OP33	Greenferns	60.4ha	Land Release Policy/ Green Space Network		Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. 400 of the homes are phased for the period beyond 2032. Joint Development Framework with OP28 Greenferns approved. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. Proposals for an extension to Enermec and a new NHS health centre will need to be accommodated on site.
OP34	East Arnhall	1.0ha	Land Release Policy	✓	An opportunity for development of 1 hectares of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. Site may be at risk of flooding. A Flood Risk Assessment will be required to accompany future development proposals Site lies within a pipeline notification zone. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP111	Skene Road, Maidencraig	0.9ha	Residential and Green Space Network	✓	Site capable of accommodating around 15 homes. A flood risk assessment will be required to accompany any future development proposals for this site. Development should seek to avoid any adverse impacts on the Den of Maidencraig Local Nature Conservation Site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
<b>Countesswells</b>					
OP38	Countesswells	165.1ha	Land Release Policy/ Green Space Network	✓	An opportunity for development of 3000 homes and 10 hectares of employment land. Development Framework and Phase 1 Masterplan approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
<b>Deeside</b>					
OP39	Braeside Infant School	1.04ha	Residential	✓	Former school site with potential to be redeveloped for residential use in future. Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south of site OP39. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.

OP40	Cults Pumping Station	0.69ha	Urban Green Space	✓	Brownfield residential opportunity. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site. Development should seek to avoid any adverse impacts on the Cults Den Local Nature Conservation Site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP41	Friarsfield	5.6ha	Residential and Green Space Network	✓	This is the undeveloped part of the 280 home Friarsfield development. Development Framework approved. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP42	Hotel and Equestrian Centre at Hazlehead	9.2ha	Green Belt and Green Space Network	✓	Planning permission granted for a hotel and equestrian centre. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP43	Milltimber Primary School	1.85ha	Residential	✓	Milltimber Primary School is likely to become available in the future due to the development at Oldfold providing a new school. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP44	North Lasts Quarry	8.01ha	Green Belt	✓	Ongoing mineral extraction. Planning Permission granted in February 2017 to continue hard rock extraction. The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B6 – Pipelines, Major Hazards and Explosives Storage Sites. Site may be at risk of flooding. Flood Risk Assessment required to accompany any future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.



OP47	Edgehill Road	4.4ha	Residential/Green Space Network	✓	Opportunity for development of 5 homes. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP48	Oldfold	48.9ha	Land Release Policy	✓	Opportunity for development of 550 homes and 5 hectares of employment land. A Development Framework and Masterplan have been approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP49	Grove Nursery, Hazlehead	5.9ha	New Community Facilities	✓	Following a Council resolution this site is identified for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP50	Skene Road, Hazlehead	49.7ha	Green Belt/ Green Space Network	✓	Land reserved for a phased cemetery development. Site may be at risk of flooding. Flood Risk Assessment required. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP51	Peterculter Burn	7.4ha	Residential and Green Space Network	✓	Site capable of accommodating 19 homes, a hydro-electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A Flood Risk Assessment demonstrating acceptable consequences will be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for OP51 setting out specific measures needed to avoid damage to, and enhance the Local Nature Conservation Site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.

OP52	Malcolm Road Peterculter	1.5ha	Residential	✓	Opportunity for 8 houses. Scots Pine trees on western boundary to be retained. Site (or part of) may be at risk of flooding. Flood Risk Assessment may be required in support of any development proposals for this site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP53	Tillyoch, Peterculter	15.25ha	Residential and Green Space Network	✓	Housing opportunity for 250 houses. Flood Risk Assessment required. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP54	Craigton, Peterculter	2.45ha	Residential	✓	Housing opportunity for 10 houses. Flood Risk Assessment required. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP109	Woodend Peterculter	2ha	Residential	✓	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. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP112	West of Contlaw Road	12.5ha	Residential	✓	Opportunity for 10 houses. Arboricultural and ecological implications studies required. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP113	Culter House Road	2.4ha	Residential	✓	Opportunity for 8 houses. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.

Loirston & Cove					
OP46	Royal Devenick Park	8.36ha	Residential	✓	Housing opportunity for 150 houses. Flood Risk Assessment required. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP55	Blackhills Quarry, Cove	32.76ha	Green Belt		Planning permission granted in 2013 to continue hard rock extraction and processing.
OP56	St Fittick's Park	18.2ha	Energy Transition Zone, Green Space Network	✓	Energy Transition Zone. This site, along with OP61, will support renewable energy transition related industries in association with Aberdeen South Harbour. Any development at this site must have a functional association with the South Harbour which precludes it being located elsewhere, such as the size of the infrastructure preventing transport from other locations or requiring 'roll on / roll off' level access to the South Harbour. Appropriate environmental assessments will be required, including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of Natura sites. A Flood Risk Assessment is also required. Other issues which need to be addressed include water quality, recreational access, habitat connectivity, compensatory planting and landscape buffering with residential areas. Joint Masterplan needed for OP56, OP61 and OP62.
OP57	Craighill Primary School, Kincorth	0.86ha	Residential	✓	Vacant Primary School. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP58	Stationfields, Cove	9.8ha	Residential and Green Space Network		Opportunity for 150 homes. Masterplan required.
OP59	Loirston	119.2ha	Land Release Policy/ Green Space Network	✓	Opportunity for development of 1500 homes and 11 hectares of employment land. Potential to accommodate supermarket in a new district centre to meet convenience shopping deficiencies in south Aberdeen. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Development Framework approved. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.



OP60	Charleston	20.5ha	Land Release Policy and Green Space Network	✓	Opportunity for development of 20.5 hectares of employment land for the period 2033-40. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP61	Doonies	16.3ha	Energy Transition Zone, Green Space Network	✓	Energy Transition Zone. This area along with OP56 will support renewable energy transition related industries in association with Aberdeen South Harbour. Appropriate environmental assessments will be required, including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of Natura sites. Other issues which need to be addressed include landscape impact of development, recreational access and habitat connectivity. Joint Masterplan needed for OP56, OP61 and OP62.
OP62	Bay of Nigg	55ha	Aberdeen Harbour, Energy Transition Zone, Green Belt and Green Space Network	✓	Aberdeen Harbour expansion. Bay of Nigg Development Framework approved. Requires Flood Risk Assessment and full Transport Assessment. Appropriate environmental assessments will be required including a Habitats Regulations Appraisal to accompany development proposals in order to avoid adverse effects on the qualifying interests of a range of Natura sites. Other issues to be addressed include re-instatement of the coastal path and recreational access. Joint Masterplan needed for OP56, OP61 and OP62.
OP64	Former Ness Tip	20.5ha	Green Belt and Green Space Network	✓	Solar Farm. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP103	Former Torry Nursery School	0.53ha	Residential	✓	Council owned site surplus to requirements. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP105	Kincorth Academy	3.94ha	Residential	✓	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP107	East Tullos Gas Holder	3.12ha	Business and Industrial		Former gas holder site and Council owned recycling centre suitable for an energy from waste facility. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.

OP115	34-40 Abbotswell Road	1.03ha	Mixed Use	✓	Suitable for residential use. A noise impact assessment will be required. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
<b>City Centre &amp; Urban Areas</b>					
OP35	Summerfield House, Eday Road	1.1ha	Residential	✓	Brownfield residential opportunity. Drainage Impact Assessment required. School capacity issues would need to be addressed. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP36	Charlie House	1.5ha	Urban Green Space and Green Space Network	✓	Site identified for children's respite centre and interactive garden area. A Flood Risk Assessment is required for this site. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP37	Woodend Hospital	7.1ha	Existing Community Sites and Facilities and Green Space Network	✓	Brownfield residential opportunity on part of the hospital site. Site includes listed buildings, trees and open space which require sensitive treatment. Flood Risk Assessment required. School capacity issues will need to be addressed. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP65	Haudagain Triangle, Middlefield	4.0ha	Mixed use and Land for Transport		Vacant land made available as part of the Haudagain improvements. Site should accommodate a mix of residential, retail, commercial and community uses to support the regeneration of the area.
OP66	Granitehill	4.8ha	Residential		Brownfield opportunity for up to 300 homes which should include a wide range of houses and flats. School capacity issues will need to be addressed.
OP68	1 Western Road	0.07ha	Residential		Capacity for approximately 22 residential units.
OP69	152 Don Street, Old Aberdeen	0.63ha	Residential		Residential opportunity on brownfield site in Old Aberdeen Conservation Area. Drainage Impact Assessment required.

OP70	Denburn Valley – City Centre Masterplan Intervention Area	6.5ha	Mixed Use, Urban Green Space, Green Space Network and City Centre Retail Core	✓	<p>New ground floor uses including use class 1 (Retail); use class 2 (Financial, Professional and other services), use class 3 (Food and Drink and use class 11 (Assembly and Leisure).</p> <p>New upper floor uses – use class 9 (houses) – suitable for apartments.</p> <p>Refurbishment of former Woolmanhill hospital buildings for Pavilion, class 7 (Hotels and Hostels) or use class 9 (Houses). Other remaining buildings suitable for use class 9 (Houses). A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.</p> <p>Refurbishment of Denburn Court.</p> <p>Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access.</p> <p>A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p>
OP72	Aberdon House	0.64ha	Residential		Cleared site which forms part of the Strategic Infrastructure Plan Affordable Housing Programme.
OP73	Balgownie Machine Centre	0.2ha	Mixed Use		Land reserved partially for Berryden Road Improvements.
OP74	Broadford Works, Maberley Street	3.6ha	Mixed Use	✓	Consent granted for residential and other uses subject to legal agreement. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP76	Former Raeden Centre	1.48ha	Residential and Green Space Network	✓	The presence of mature trees means that only a small part of the previously developed area may be suitable for sensitive residential redevelopment. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP77	Cornhill Hospital	6.04ha	Existing Community Sites and Facilities	✓	Former hospital site with substantial granite buildings in Rosemount Conservation Area. Redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Development underway. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP78	Frederick Street	0.1ha	Mixed Use		Small brownfield opportunity.



OP79	Crown House	0.04ha	Mixed Use	✓	City centre location suitable for residential use. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP80	Mastrick Clinic	0.12ha	Neighbourhood Centre	✓	Uses that would support the Mastrick neighbourhood centre. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP81	Queen's Square – City Centre Masterplan Intervention Area	5.4ha	Mixed Use		<p>Refurbishment of the eastern annex of Marischal College for use class 4 (Offices) and class 11 (Assembly and Leisure).</p> <p>Refurbishment of Greyfriars John Knox Church – appropriate uses include use class 3 (Food and Drink); use class 4 (Business); use class 7 (Hotels and Hostels); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).</p> <p>New ground floor uses could include use class 1 (Retail); use class 2 (Financial, Professional and other services) and use class 3 (Food and Drink).</p> <p>New upper floor uses could include use class 9 (Houses) – suitable for apartments.</p>
OP82	Dunbar Halls of Residence, Don Street	1.64ha	Residential		Residential or student accommodation opportunity in Old Aberdeen Conservation Area.
OP83	Urquhart Building, City Hospital	0.28ha	Existing Community Sites and Facilities		Residential opportunity would allow the re-use of this listed building.
OP84	Resource Centre, City Hospital	0.16ha	Existing Community Sites and Facilities		Small scale retail, commercial or office use.
OP85	King Street/ Beach Esplanade	2.0ha	New Community Facilities		Site is identified by Council resolution for a Mosque, community facilities and open space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE2 Green and Blue Infrastructure (Urban Green Space).
OP87	Pittodrie Park	6.00ha	Residential		Proposed residential development. School capacity issues will need to be addressed.
OP88	Shore Porters Warehouse	0.02ha	Mixed Use		Redundant warehouse. Residential will only be considered if suitable amenity can be demonstrated. Noise Impact Assessment required.

OP89	Kaimhill Outdoor Centre	1.5ha	Residential and Green Space Network	✓	Proposal for 35 houses. Play park area should be retained and compensatory recreational provision made in the local community. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP90	St Machar Primary School	1.01ha	Residential		Suitable for education use and/or affordable housing.
OP91	Union Street West City Centre Masterplan Intervention Area	15.3ha	City Centre Retail Core, Mixed Use and West End Shops and Cafés	✓	New Aberdeen City Rooms for ground floor cafe, multi-purpose foyer and gallery (use class 11) with offices (use class 4) above and rooftop restaurant (use class 3). Refurbishment of Golden Square. Refurbishment of Bon Accord Square. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP92	St Peter's Nursery, Spital	0.09ha	Mixed Use	✓	Sensitive residential redevelopment - within a Conservation Area. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP93	Former Summerhill Academy	3.3ha	Residential		Residential development. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.
OP94	Tillydrone Primary School	2.11ha	Residential		Site of former Tillydrone Primary School. Site will be used for a new primary school.
OP95	Station Gateway City Centre Masterplan Intervention Area	4.0ha	City Centre Retail Core, Mixed Use and Land for Transport	✓	Expanded station concourse across two levels to include use class 1 (Retail) and 3 (Food and Drink). New station hotel above concourse. New Trinity Centre entrance and bridge links. Hotel/serviced apartments on Atholl House site – use class 7 (Hotels and Hostels). A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.

OP96	Castlegate and Castlehill City Centre Masterplan Intervention Area	2.6ha	City Centre Retail Core, Mixed Use and Residential		<p>Refurbishment of properties on Castlegate and Justice Street. Appropriate ground floor uses include use class 1 (retail); Use class 3 (Food and Drink); and use class 11 (Assembly and Leisure).</p> <p>Appropriate upper floor uses include use class 4 (Offices), use class 7 (Hotels and Hostels) and use class 9 (residential).</p> <p>Refurbishment of Marischal and Virginia Court (use class 9) Houses; potential for use class 1 (Retail); use class 3 (Food and Drink) and use class 11 (Assembly and Leisure) at street level.</p> <p>New Residential development of approximately 46 apartments.</p>
OP97	Victoria Road Primary School	0.67ha	Mixed Use		Former Primary School. The site would be suited for sensitive redevelopment
OP98	VSA Gallowgate	0.08ha	Mixed Use		Residential/Mixed use. Listed building.
OP99	Old Torry	6.6ha	Mixed Use		Mixed use development. See also Old Torry Masterplan Study. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP100	North Dee City Centre Masterplan Intervention Area	12.7ha	Business Zone, Mixed Use, Urban Green Space, Green Space Network and Land for Transport	✓	<p>New Urban Quarter with a high quality and imaginative approach to the public realm, creating permeable pedestrian linkages between the city centre and the River Dee.</p> <p>Masterplan required showing an appropriate mix of compatible new uses, including Class 1 (Retail), Class 2 (Financial, Professional and other services), Class 3 (Food and Drink), Class 4 (Business, including new office development and a Global Energy Hub if required), and Class 9 (Residential).</p> <p>Refurbishment of the listed smoke houses.</p> <p>Pedestrian bridge linking into OP106 Torry Waterfront.</p> <p>A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p>
OP101	Woodside Congregational Church	0.07ha	Residential		Vacant church building.



OP102	George Street / Crooked Lane	0.96ha	City Centre Retail Core	✓	<p>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.</p> <p>Existing traditional granite buildings on the St Andrew Street and George Street frontages, and upper floor residential uses, to be retained. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p>
OP106	Torry Waterfront City Centre Masterplan Intervention Area	5.0ha	Mixed Use, Urban Green Space and Green Space Network.	✓	<p>New residential development.</p> <p>New ground floor uses including use class 1 (Retail) and use class 3 (Food and Drink), Hotel Academy (use class 7).</p> <p>Pedestrian Bridge linking into OP100 North Dee.</p> <p>A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p>
OP110	Heart of the City – City Centre Masterplan Intervention Area	5.4ha	City Centre Retail Core, Urban Green Space, Green Space Network, Existing Community Sites and Facilities and Mixed Use.	✓	<p>Refurbishment and remodelling of buildings on Union Street.</p> <p>Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses for ground floors include use class 1 (Retail), use class 2 (Financial, Professional and other services), and use class 3 (Food and Drink). Appropriate uses for upper and lower floors include use class 4 (Business); use class 7 (Hotels and Hostels); use class 9 (Houses); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).</p> <p>Remodelling of the St Nicholas Centre. Negligible increase in retail floor space but potential for expansion of office accommodation.</p> <p>Refurbishment of Mither Kirk including use class 10 (Non-residential Institution) and use class 11 (Assembly and Leisure).</p> <p>Redevelopment of Aberdeen Indoor Market for appropriate uses such as use class 1 (Retail), use class 3 (Food and Drink) and use class 11 (Assembly and Leisure), use class 6 (Houses) and use class 7 (Hotels and Hostels).</p> <p>A Habitats Regulations Appraisal is required to accompany development proposals in order to avoid adverse effects on the qualifying interests of the River Dee SAC. As part of this process it is likely a Construction Environmental Management Plan will also be required.</p>
OP116	Froghall Terrace	1.7ha	Mixed Use		Cleared depot. Suitable for residential accommodation.

## Appendix 3 – Masterplans and Development

Existing masterplans for the larger sites and/or sites in multiple ownership listed below will be taken forward as Aberdeen Planning Guidance. Where considered appropriate, we would also intend to take forward as Aberdeen Planning Guidance any revisions or further phased masterplans that may emerge for these sites over the lifetime of the Local Development Plan.

- Countesswells Development Framework and Phase 1 Masterplan
- Dubford Development Framework
- Former Davidson's Mill Development Framework and Masterplan
- Forresterhill Development Framework
- Friarsfield Development Framework
- Grandhome Development Framework
- Greenferns Development Framework and Masterplan
- Kingswells Development Framework and Phase 1 Masterplan (Prime 4)
- Kingswells Prime Four Business Park, Phases Two and Three
- Loirston Development Framework
- Maidencraig Masterplan
- Newhills Development Framework
- Oldfold Development Framework and Masterplan
- Persley Den
- New AECC Site at Rowett North (OP19)
- Existing AECC Site at Bridge of Don (OP13)
- Prime 4 Business Park Phase 5 Extension (OP63)

New Masterplans and/or Development Frameworks for the following developments will be adopted as Aberdeen Planning Guidance.

- City Centre Masterplan and Delivery Programme Intervention Areas
- Joint Masterplan for Aberdeen South Harbour and the Energy Transition Zones at Bay of Nigg (OP56, OP61 and OP62)
- Woodend Hospital (OP37)
- Granitehill (OP66)

## Appendix 4 – Aberdeen Planning Policy

### Supplementary Guidance

- Planning Obligations

### Aberdeen Planning Guidance

The following list of Aberdeen Planning Guidance has been identified in this Plan. However, this list is not exhaustive as it is likely that further topic areas will emerge during the lifetime of the Plan which will need to be dealt with as Aberdeen Planning Guidance.

### Health and Wellbeing

- Health Impact Assessments
- Air Quality
- Noise

### Transport and Infrastructure

- Transport and Accessibility
- Affordable and Specialist Housing
- Gypsy Traveller Sites

### Householder Development

- Householder Development Guide

## Townscape and Landscape

- New Development
- Landscape
- Windows and Doors
- Stone Cleaning
- Shops and Signs
- Big Buildings
- Temporary Buildings
- Energetica
- Houses in Multiple Occupation
- Overprovision

## Businesses

- Harmony of Uses
- Serviced Apartments
- Hierarchy of Centres
- Children's Nurseries

## Natural Environment

- Natural Heritage
- Open Space and Green Infrastructure
- Trees and Woodland
- Flooding, Drainage and Water Quality

## Resources

- Waste Management Requirements for New Development
- Resources for New Development
- Wind Turbine Development
- Heat Networks and Energy Mapping

## Business and Industrial Development

- Aberdeen International Airport

## Appendix 5 – Schedule of Land Owned by the Local Authority

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the Aberdeen Local Development Plan.

All site sizes are approximate. Sites shown on Proposals Map. Details in Appendix 2

Description of land owned by the planning authority.	OP Site Reference
<b>Proposed Greenfield Development under Aberdeen City Council ownership</b>	
<b>Aberdeen Harbour South.</b> Nigg Bay. Aberdeen City Council's ownership extends to around 50 hectares. Grid Reference NJ964046	OP62
<b>Dyce Railway Station.</b> Land north of Station Road, Dyce. Aberdeen City Council's ownership extends to 1.1 hectares. Grid Reference NJ884128.	OP86
<b>Central Park Dyce.</b> To the south of the shopping centre, Aberdeen City Council owns the whole site covering 0.8 hectares. Grid Reference NJ894125.	OP24
<b>East Woodcroft.</b> Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85 hectares. Grid Reference NJ928121.	OP8
<b>Greenferns Landward.</b> Land at Newhills, to the West of Bucksburn and approximately 800 metres North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70 hectares. Grid Reference NJ880091.	OP22
<b>Greenferns.</b> Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 74 hectares; this does not include land at Bucksburn House. Grid Reference NJ892082 Reference NJ894083.	OP33 and OP28

<b>Grove Nursery, Hazlehead.</b> Land north of Hazledene Road. Aberdeen City Councils ownership extends the whole site, 5.9 hectares. Grid Reference NJ899054.	OP49
<b>Rowett North.</b> Land north of the A96 Aberdeen City Council own the whole site of 63.9 hectares. Grid Reference NJ885105.	OP19
<b>Loirston.</b> Land at near Lochside Academy. Site is to the south of Lochside Academy. Aberdeen City Council's ownership of the site extends to 5.7 hectares. Grid Reference NJ935012.	OP59
<b>Maidencraig North.</b> Land at Sheddocksley/Maidencraig. Site is West of Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500 metres West of Lewis Road and Aberdeen City Council's ownership is 5.98 hectares in total. Grid Reference NJ886071.	OP32
<b>Rowett South.</b> Land between Christie Grange and Newhills Parish Church. Aberdeen City council ownership extends to 1.66 hectares. Grid Reference NJ 875095	OP21
<b>Skene Road Hazlehead.</b> Land between Skene Road and the crematorium. Aberdeen city Council's ownership extends to 49.7 hectares. Grid Reference NJ884058.	OP50
<b>Woodside.</b> Site identified for 400 residential homes and sports facilities. Aberdeen City Council's ownership is bounded by the railway to the south, an unnamed access road to the north, electricity sub-station to the east and as far as the sports pavilion to the west. The total ownership extends to 3.92 hectares. Grid Reference is NJ915092.	OP25
<b>St Fittick's Park.</b> Site identified as an Energy Transition Zone. The site extends to 18.3ha and the Council owns that part of it outwith the waste water treatment works.	OP56
<b>Doonies.</b> Site identified as an Energy Transition Zone. The Council owns all of the 16.1ha site.	OP61



Proposed Brownfield Development under Aberdeen City Council ownership	
<b>Aberdeen Exhibition and Conference Centre.</b> East of Ellon Road. Aberdeen City Council's ownership extends to the whole site, 18.4 hectares. Grid Reference NJ 948105	OP13
<b>Aberdon House.</b> Former Elderly persons home on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64 hectares. Grid Reference NJ934088.	OP72
<b>Balgownie Machine Centre.</b> Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20 hectares. Grid Reference NJ931078.	OP73
<b>Braeside Infant School on Braeside Place.</b> Aberdeen City Council's ownership extends to 1.04 hectares. Grid Reference NJ911041.	OP39
<b>Cordyce.</b> Former school. Aberdeen City Council's ownership extends to 7.9 hectares. Grid Reference NJ89101.	OP14
<b>Craighill Primary School,</b> Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86 hectares. Grid Reference NJ930029.	OP57
<b>Cults Pumping Station.</b> Aberdeen City Council own the eastern part (allotments and car park) of the site to the north of the Cults Hotel and south of the Tennis Club. Ownership extends to 0.26 hectares. Grid Reference NJ895031.	OP40
<b>North Denmore.</b> Aberdeen City Council ownership extends over the whole site, 1.7 hectares. Grid Reference NJ941120	OP4
<b>Denmore Road Parcel of land to the east of Denmore Road.</b> Aberdeen City Council's ownership extends to the whole site, 4.56 hectares. Grid Reference NJ945115.	OP75
<b>Former Bucksburn Primary School.</b> Aberdeen City Council owns the whole site, 0.94 hectares. Grid Ref NJ896095	OP17

<b>Former Carden School situated on Gordon Terrace, Dyce.</b> Aberdeen City Council's ownership extends to 0.37 hectares. Grid Reference NJ890127.	OP15
<b>Former East Tullos Gas Holder.</b> Greenwell Road. Aberdeen City Council's ownership extends to 3.12 hectares. Grid Reference NJ954040	OP107
<b>Former Kincorth Academy, located on Kincorth Circle.</b> Aberdeen City Council's ownership extends to the whole site, 3.94 hectares. Grid reference NJ395031	OP105
<b>Former Ness Tip.</b> Part of area between the Coast Road and East Tullos Industrial Estate. Aberdeen City Council's ownership extends to 20.5 hectares. Grid Reference NJ961040.	OP64
<b>Former Torry Nursery School, located on Oscar Road.</b> Aberdeen City Council's ownership extends to the whole site, 0.53 hectares. Grid Reference NJ946048	OP103
<b>Former St Peter's Nursery, Spital.</b> Aberdeen City Council's ownership extends to 0.09 hectares. Grid Reference NJ939077.	OP92
<b>Former Summerhill Academy site on Stronsay Drive.</b> Aberdeen City Council's ownership extends to 3.3 hectares. Grid Reference NJ902066.	OP93
<b>Granitehill.</b> Cleared site west of Granitehill Road. Aberdeen City Council's ownership extends over the southern half of the site, 2.5ha. Grid Reference NJ906084	OP66
<b>Greenfern Infants School.</b> Springhill Road meets the perimeter of the site to the east, Maidenraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91 hectares. Grid Reference NJ897069.	OP27
<b>Haudagain Triangle.</b> Land for road improvements and proposed mixed use. Aberdeen City Councils ownership extends to, 4 hectares. Grid Reference is NJ912090.	OP65
<b>Kaimhill Outdoor Centre.</b> Ramsay Gardens Garthdee. Aberdeen city Council own the whole site, 1.5 hectares. Grid Reference NJ917034	OP89

<b>King Street/Beach Esplanade</b> Site is south of the River Don. Aberdeen City Council's ownership extends to 2 hectares. Grid Reference is NJ946092.	OP85
<b>Milltimber Primary School, located in Monearn Gardens.</b> Aberdeen City Council's ownership extends to the whole site, 1.85 hectares. Grid Reference NJ862018	OP43
<b>Pittodrie Park.</b> Part of Aberdeen Football Clubs car park, north of Pittodrie. Aberdeen City Council's ownership extends to 0.19 hectares. Grid Reference NJ946077.	OP87
<b>Raeden.</b> Aberdeen City Council owns the whole site, 1.48 hectares. Grid Reference NJ915066.	OP76
<b>St Machar Primary School,</b> former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01 hectares. Grid Reference NJ934087.	OP90
<b>Stationfields, Cove.</b> Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.	OP58
<b>Tillydrone Primary School (site of).</b> Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11 hectares. Grid Reference NJ933087.	OP94
<b>The Waterfront, Torry.</b> Aberdeen City Council's site ownership extends to 1.74 hectares. Grid Reference NJ954052.	OP99
<b>Torry Waterfront City Centre Masterplan Area (CCMP).</b> Aberdeen City Council owns two parts of the site covering 0.46 hectares. Grid Reference NJ946052.	OP106
<b>Denburn Valley CCMP Area.</b> Aberdeen City Council own parts of the site, including the library, HMT and Union Terrace Gardens covering 1.6 hectares. Grid Reference NJ937064.	OP70
<b>Heart of the City CCMP Area.</b> Aberdeen City Council own parts of the site including the Kirkyard and St Nicholas Centre covering 1.83 hectares. Grid Reference NJ941062.	OP110

<b>Queens Square CCMP Area.</b> Aberdeen City Council owns several parts of the site including the Arts Centre, Lemon Tree, Town House and Archibald Simpson House, covering 0.78 hectares. Grid Reference NJ943064.	OP81
<b>Union Street West CCMP Area.</b> Aberdeen City Council owns several parts of this area including Golden Square, the Music Hall and Bon Accord Baths, covering 1.05 hectares. Grid Reference NJ936059.	OP91
<b>Station Gateway CCMP Area.</b> Aberdeen City Council owns 3 very small pockets of land in this area covering around 0.1 hectare. Grid Reference NJ940060.	OP95
<b>Castlehill CCMP Area.</b> Aberdeen City Council owns parts of this area, mainly at the Castlegate, covering 0.47 hectares. Grid Reference NJ945063.	OP96
<b>North Dee CCMP Area.</b> Aberdeen City Council owns parts of this area covering 0.58 hectares. Grid Reference NJ943055.	OP100

**If you want this document translated into another language or format (including Braille, large print, audio disk or BSL DVD) please contact us via email or telephone number listed below.**

Jeżeli ten dokument jest wymagany w innej wersji językowej lub formacie (w dużym druku lub na dyskiecie audio) proszę się skontaktować z

إذا كنت تود الحصول على هذه الوثيقة مترجمة إلى لغة أخرى أو بشكل آخر (مثلاً بالخط العريض أو القرص السمعي) فالرجاء الإتصال:

Если Вы хотите получить этот документ, переведенным на другой язык или в другом формате (крупным шрифтом или на звуковом диске), пожалуйста, свяжитесь по

Jei jūs norite susipažinti su šiuo dokumentu jūsų kalba ar gauti jį kitokiame formate (Didelėmis raidėmis ar audio disku), prašau susisiekti

Dacă doriți ca acest document să fie tradus într-o altă limbă sau într-un alt format (scris mare sau format audio), vă rugăm contactați

如果你需要把文件翻译成另一种语言或者把文件变成另一种格式（大号字体或声盘），请通过以下的邮件或电话方式联系我们。

Ma tha thu ag iarraidh eadar-theangachadh den sgrìobhainn seo ann an cànan neo cruth eile (clò mòr neo clàr clàistinneach) feuch an cuir thu fios gu

**If you are deaf or have a hearing impairment, you can still communicate with the Council via Text Relay by dialling 18001 + telephone number:**

**[ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)**