

1 Vision and General Spatial Strategy	No modifications	3
2 Housing land Supply and Policy LR1 & LR2	<p>It is recommended that:</p> <ol style="list-style-type: none"> 1. the heading of the second columns to Tables 3 to 8 be changed to read “Existing to 2016”. 2. The following paragraph is added at the start of Policy LR2: “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.” 3. The words “Mixed use developments will be required to service” are deleted from proposed Policy LR2, and replaced with “Developments including provision for both housing and employment land will be required to service the ...”. 	13
3 Allocated Sites & General Area Strategy: Bridge of Don/Grandhome	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The zoning for Site OP3 Findlay Farm, Murcar on the proposals map be changed from Specialist Employment Area (B2) to Business and Industry (B1). 2. The policy reference for Site OP3 Findlay Farm, Murcar in Appendix 2 be changed from Specialist Employment Area to Business and Industry. 3. The following words are added to the ‘Other Factors’ for Site OP13 in Appendix 2: “Development should respect the landscape setting and amenity of the course of the Royal Aberdeen Golf Club”. 	28
4 Alternative Sites: Bridge of Don/Grandhome	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. Site OP7 be extended westwards to include the remainder of the North East Scotland College landholding in this area, as indicated in the plan attached to representation 109, and that the entirety of the extended area be designated on the proposals map as Mixed Use Area (H2). 2. The site area in Appendix 2 be amended, the Policy be changed to Mixed Use, and the first 	43

	sentence of Other Factors be amended to “Location suitable for residential or mixed use development.”	
5 Allocated Sites & General Area Strategy: Dyce, Bucksburn & Woodside	I recommend that the curtilage of the property known as Bankhead School Lodge be removed from Site OP14 Bankhead Academy on the proposals map, and the site size shown in Appendix 2 be amended accordingly.	58
6 Alternative Sites: Dyce, Bucksburn & Woodside	I recommend that the green space network designation be removed from the land at Cairnfield Place (and edged red in representation 170) on the proposals map.	66
7 Allocated Sites & General Area Strategy: Kingswells & Greenferns	I recommend that the green space network designation be removed from land within and along the southern boundary of the EnerMech site within Site OP33.	76
8 Alternative Sites: Kingswells & Greenferns	I recommend that: 1. The site at Skene Road, Maidencraig illustrated in red in representation 141 from Archial Norr be removed from the green belt and included as a residential area and opportunity site on the proposals map and in Appendix 2. 2. In Appendix 2, the appropriate site area for this site be given; the Policy given as ‘Residential’; and the Other Factors given as ‘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.’	84
9 Allocated Sites & General Area Strategy: Countesswells	No modifications.	98
10 Alternative Sites: Countesswells	No modifications.	106
11 Allocated Sites & General Area Strategy: Deeside	I recommend the following modifications: 1. On page 15 of the proposed plan, Table 8:	111

	<p>In the entry for OP52 Malcolm Road Peterculter, delete “71 homes” and insert “8 homes”;</p> <p>Delete the entire entry for OP108 Mid Anguston.</p> <p>2. On page 85 of the proposed plan, in the entry for OP52 Malcolm Road Peterculter:</p> <p>In the third column, delete “8.98 ha” and insert “1.5 ha”;</p> <p>In the fifth column, modify the text to read: “Opportunity for 8 houses. Scots Pine trees on western boundary to be retained. Site (or part of) may be at risk of flooding. Developers may be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site”.</p> <p>3. On page 86 of the proposed plan, delete the entire entry for OP108 Mid Anguston.</p> <p>4. On page 86 of the proposed plan, in the entry for OP109 Woodend Peterculter:</p> <p>In the third column, delete “2.9ha” and insert “2 ha”.</p> <p>In the fifth column, modify the final sentence to read “Ancient woodland to the south of the site is to be protected”.</p> <p>5. Modify the proposals map by:</p> <p>Removing site OP108 Mid Anguston;</p> <p>Redrawing the boundary of site OP52 Malcolm Road to accord with the white area in the south-west part of the site shown on the map “Native Woodland Survey of Scotland” which accompanied Forestry Commission Scotland’s letter of 27 April 2016;</p>	
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	<p>Redrawing the boundary of site OP109 Woodend Peterculter to exclude the area outlined in blue on OP109 – Map A which accompanied Forestry Commission Scotland's letter of 27 April 2016.</p>																
<p>12 Alternative Sites: Deeside</p>	<p>I recommend the following modifications:</p> <ol style="list-style-type: none"> On page 15 of the proposed plan, Table 8, add the following opportunity sites: <ul style="list-style-type: none"> OP[] West of Contlaw Road: Phase 1 capacity 10 homes OP[] Culter House Road: Phase 1 capacity 8 homes OP[] Milltimber South: Phase 1 capacity 60 homes and 1,225 square metres employment. On page 86 of the proposed plan, extend the table for Deeside as follows: <table border="1" data-bbox="562 858 1776 1168"> <tr> <td>OP[]</td> <td>West of Contlaw Road</td> <td>2.9ha</td> <td>Residential</td> <td>Opportunity for 10 houses. Arboricultural and ecological implications studies required.</td> </tr> <tr> <td>OP[]</td> <td>Culter House Road</td> <td>2.4ha</td> <td>Residential</td> <td>Opportunity for 8 houses.</td> </tr> <tr> <td>OP[]</td> <td>Milltimber South</td> <td>11.5ha</td> <td>Mixed use</td> <td>Opportunity for 60 houses and 1,225 square metres of ancillary retail/office space. Masterplan required.</td> </tr> </table> Modify the proposals map to show the proposed new opportunity sites at West of Contlaw Road and Culter House Road (Residential Areas (H1)), and at Milltimber South (Mixed Use Areas (H2)). 	OP[]	West of Contlaw Road	2.9ha	Residential	Opportunity for 10 houses. Arboricultural and ecological implications studies required.	OP[]	Culter House Road	2.4ha	Residential	Opportunity for 8 houses.	OP[]	Milltimber South	11.5ha	Mixed use	Opportunity for 60 houses and 1,225 square metres of ancillary retail/office space. Masterplan required.	<p>135</p>
OP[]	West of Contlaw Road	2.9ha	Residential	Opportunity for 10 houses. Arboricultural and ecological implications studies required.													
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OP[]	Milltimber South	11.5ha	Mixed use	Opportunity for 60 houses and 1,225 square metres of ancillary retail/office space. Masterplan required.													

13 Allocated Sites & General Area Strategy: Loirston & Cove	I recommend that the second sentence of the 'Other Factors' listed for Site OP59 Loirston in Appendix 2 be amended to read: "Potential to accommodate football or community stadium and supermarket to meet convenience shopping deficiencies in south Aberdeen."	165
14 Alternative Sites: Loirston & Cove	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The land at 34-40 Abbotswell Road edged in red in the plan accompanying representation 64 from Stewart Milne Homes and John Lawrie (Aberdeen) Ltd be identified as an opportunity site on the proposals map and in Appendix 2, and designated as a Mixed Use Area (H2) on the proposals map. 2. In Appendix 2, the appropriate site size be given, the Policy be given as Mixed Use, and the Other Factors given as 'Suitable for residential use. A noise assessment will be required.' 3. The land at Heathvale edged in red in Figure 1 of representation 143 from Mr and Mrs Nicol, and the small adjoining areas of land to the north and south-west, be removed from the green belt. 	192
15 City Centre Development General	<p>I recommend that an additional paragraph be inserted after paragraph 3.28, to read:</p> <p>"Town centres have also been designated at Torry and Rosemount and are defined on the proposals map. Strategies to improve these centres will be developed, informed by town centre health checks. Any spatial elements of these strategies will be included in supplementary guidance or the next local development plan."</p>	200
16 New Policy	I recommend that the following sentence be added at the end of Policy R2: "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."	206
17 Allocated Sites: City Centre and Urban	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The land outlined in red in the plan accompanying representation 170 from Colin Fraser 	211

	<p>and currently used as a mobile home park and car park be removed from Site OP66.</p> <p>2. An additional sentence be added between the existing second and third sentences of the 'Other Factors' relating to Site OP102 George Street/ Crooked Lane in Appendix 2 to read:</p> <p>"Existing traditional granite buildings on the St Andrew Street and George Street frontages, and upper floor residential uses, to be retained."</p>	
18 Policy D1 D2 & D3: Design	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The following words are added at the end of paragraph 3.4: "(see relevant Technical Advice Note)". 2. Under paragraph 3.5, the 2nd bullet point of the 'Resource efficient' box be amended to read: <p>"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"</p> 3. The 6th paragraph of Policy D3 be amended to read: "This policy does not apply to employment land, industrial areas and established health or educational campuses." 	221
19 Policy D4 & D5: Built Heritage	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The second sentence of the first paragraph of Policy D4 be replaced with: <p>"There will be a presumption in favour of the retention and reuse of listed buildings and buildings within conservation areas that contribute to their character. High quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation</p> 	235

	<p>areas and historic gardens and designed landscapes, will be supported.”</p> <ol style="list-style-type: none"> 2. The following words be added at the end of the second bullet point of the third paragraph of Policy D4: “..., and the publication/ curation of findings.” 3. The fourth paragraph of Policy D4 be deleted. 4. In the third paragraph of Policy D5, the phrase “... all of the original granite ...” be replaced with “... as much of the original granite as is practically possible ...”. 	
20 Policy NC1, NC2 & NC3: City Centre And West End Retail	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The second sentence of Policy NC1 be amended to read “As such the city centre is the preferred location for retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development serving a city-wide or regional market.” 2. The first sentence of the second paragraph of Policy NC1 be amended to read: “Proposals for new retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development (unless on sites allocated for that use in this plan) shall be located in accordance with the sequential approach ... [continue as in proposed plan]”. 3. Criterion (e) of Policy NC2 and criterion 4 of Policy NC3 are both reworded to read: “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 or the well-being of communities; and”. 	242
21 Policy NC4, NC5, NC6, NC7, NC8 & NC9: Supporting Retail Centres	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The second sentence of Policy NC4 be amended to read: “All significant footfall generating development appropriate to town centres (unless on sites allocated for that use in this plan) 	255

	<p>should be located ... [continue as in proposed plan]”.</p> <p>2. The following words be added at the start of the third paragraph of Policy NC4: “In these circumstances, ...”</p> <p>3. The words “if possible” be added at the end of the first sentences of the third, fourth and fifth paragraphs of Policy NC4.</p> <p>4. The existing seventh paragraph of Policy NC4 relating to commercial centres is reworded to read: “Only proposals for bulky goods shall be located in a commercial centre, and only if a suitable site is unavailable in, or on the edge of, a centre in the first, second or third tiers of the hierarchy.”</p> <p>5. The existing eighth paragraph of Policy NC4 relating to edge-of-centre sites is moved ahead of paragraph 7.</p> <p>6. The eleventh paragraph of Policy NC4 be amended to read: “Retail Impact Assessments should be undertaken where a retail development over 2,500sqm gross floorspace (or which otherwise may have a significant impact on vitality and viability) outwith a defined ... [continue as in proposed plan]”.</p> <p>7. The start of the first sentence of Policy NC5 be amended to read: “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):</p> <p>8. The final sentence of the ‘other factors’ for site OP65 Haudagain Triangle in Appendix 2 be deleted.</p> <p>9. The sixth criterion of Policy NC6 be replaced with: “the new use does not create clustering of a particular use in the immediate vicinity which would undermine the character and amenity of the centre or the well-being of communities; and”.</p>	
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<p>22 Policy I1: Infrastructure Delivery And Planning Obligations</p>	<p>I recommend the following modifications:</p> <ol style="list-style-type: none"> 1. In Policy I1: Infrastructure Delivery and Planning Obligations on page 32, in the third paragraph modify the first sentence to read: <p style="margin-left: 40px;">“The precise level of infrastructure requirements and contributions will need to be agreed with the Council, in consultation with other statutory agencies where appropriate.”</p> 2. On page 33, text headed ‘Planning Obligations’, fourteenth line, delete “water and drainage/regional SUDS”, and insert: “regional SuDS”. 3. Modify paragraph 3.44 as follows: <p style="margin-left: 40px;">At the end of the twelfth line, insert a full stop after “impact”.</p> <p style="margin-left: 40px;">In the thirteenth line, delete the words, “and a Strategic Transport Fund (STF) set up to secure contributions to fund the delivery of this infrastructure”, and substitute, “The Aberdeen City and Shire Strategic Development Plan proposes the setting up of a Strategic Transport Fund for the delivery of this infrastructure”.</p> 4. In paragraph 3.45, delete the existing text and substitute the following: <p style="margin-left: 40px;">“In appropriate cases, the Council will seek proportionate contributions to support strategic projects that are related to the developments concerned and that are necessary to make those developments acceptable in planning terms.”</p> 5. In paragraph 3.46, delete the first line reading “Alongside contributions towards the STF”, so that the paragraph begins “Development proposals...”. 	<p>276</p>
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27 Policy H1, H3 & H4: Meeting Housing and Community Needs	No modifications	320
28 Policy H5, H6 & H7: Affordable Housing, and Gypsy and Traveller Site Proposals	No modifications	328
29 Policy NE1: Green Space Network	<p>I recommend the following modification:</p> <ol style="list-style-type: none"> 1. After paragraph 3.95, add the following text: <p style="margin-left: 40px;">"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, 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."</p> 2. Modify the third sentence of paragraph 3.96 to read as follows: <p style="margin-left: 40px;">"Protecting and enhancing the Green Space Network will also provide opportunities to enhance the landscape of Aberdeen, improve biodiversity and amenity, provide community growing spaces, reduce the impact of flooding and help us mitigate and adapt to the effects of climate change and support successful placemaking."</p> 3. In paragraph 3.103, in the fifth line after "play space" insert ", community growing space". 	338
30 Policy NE2: Green Belt	No modifications.	343
31 Policy NE3 & NE4: Existing and Proposed Green and Open Space	<p>I recommend the following modification:</p> <ol style="list-style-type: none"> 1. In Policy NE3, second paragraph, modify item 7 to read: 	349

	<p>'Proposals to develop outdoor sports facilities, including playing fields and sports pitches, should also be consistent with the terms of Scottish Planning Policy.'</p>	
<p>32 Policy NE5 & NE8: Natural Environment</p>	<p>I recommend the following modifications:</p> <ol style="list-style-type: none"> 1. Modify the third paragraph of Policy NE5 to read as follows: <p style="margin-left: 40px;">'Where trees may be impacted by a proposed development, a Tree Protection and Mitigation Plan will need to be submitted and agreed with the Council before any development activity commences on site. This should include details of compensatory planting, temporary earth works and any site preparation.'</p> 2. At the beginning of the fifth paragraph of Policy NE5, add the following sentence: <p style="margin-left: 40px;">'Where appropriate, the Council will seek to promote the creation of new woodland and the planting of native trees in association with development.'</p> 3. In paragraph 3.119, modify the first part of the second sentence to read as follows: <p style="margin-left: 40px;">'All new development should seek to protect geodiversity and enhance biodiversity...'</p> 4. In Policy NE8, section headed 'Designated Sites', modify the final sentence of the second paragraph of to read as follows: <p style="margin-left: 40px;">'Development that would have an adverse effect will only be permitted where there are no alternative solutions and there are imperative 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.'</p> 5. In the final line of the third paragraph, delete 'city-wide' and insert 'national'. 	<p>354</p>

	<p>6. In Policy NE8, section headed 'Protected Species', modify the second paragraph to read as follows:</p> <p style="padding-left: 40px;">'Development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation where necessary. Development likely to have a detrimental impact on protected species will not be approved unless: for European protected species, a thorough assessment of the site has demonstrated that the development is required for imperative reasons of overriding public interest and the population is maintained at a favourable conservation status in its natural range; or, for non-bird species protected under the Wildlife and Countryside Act 1981 (as amended) or the Protection of Badgers Act 1992, there will be significant social, economic or environmental benefits. In either case there must also be no other satisfactory solution. Please see relevant Supplementary Guidance for more information regarding protected species and licensing.'</p> <p>7. In Policy NE8, section headed 'Carbon-rich soils', modify the second sentence of the first paragraph to read as follows:</p> <p style="padding-left: 40px;">'There will be a presumption against development which would involve significant drainage or disturbance of peatland or carbon-rich soil.'</p> <p>8. In Policy NE8, in the numbered requirements at the end of the policy, modify item 3 to read as follows:</p> <p style="padding-left: 40px;">'3 A Construction Environmental Management Plan may be required to address any potential negative impacts on designated sites, protected species, peatlands or carbon-rich soils, waterbodies or local biodiversity during the construction phase of a development.'</p>	
33 Policy NE6 & NE7:		362

<p>Flooding, and Coast Planning</p>	<p>I recommend the following modifications:</p> <ol style="list-style-type: none"> 1. In Policy NE6, modify the second paragraph to read as follows: <p style="margin-left: 40px;">‘Development on the functional floodplain will only be permitted where its location is essential for operational reasons, and it must be designed and constructed to remain operational during floods and not to impede water flow.’</p> 2. In paragraph 3.116, modify the first part of the second sentence to read as follows: <p style="margin-left: 40px;">‘The National Marine Plan, published by the Scottish Government in March 2015, sets out strategic policies. . .’.</p> 3. In paragraph 3.117, modify the first sentence to read: <p style="margin-left: 40px;">‘Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas marine spatial planning applies from Mean High Water Springs.’</p> 4. In Policy NE7, under the heading ‘In all cases’, modify the first line of point 4 to read as follows: <p style="margin-left: 40px;">‘Development proposals may be required...’.</p> 	
<p>34 Policy R2, R3 & R4: Contaminated Land, and Waste</p>	<p>No modifications.</p>	<p>367</p>
<p>35 Policy R7 & R8: Efficient and Renewable Developments</p>	<p>It is recommended that</p> <ol style="list-style-type: none"> 1. The final sentence of paragraph 3.136 be replaced with: “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 	<p>370</p>

	<p>through natural or technological means.”</p> <p>2. The third and fourth sentences of paragraph 3.137 be replaced with: “While the 30% improvement applies from October 2010, in view of the economic downturn Scottish Ministers requested that the Sullivan Panel reconvene to revisit some of their original recommendations. The output was the publication of a 2013 update to the Sullivan Report. In accordance with the recommendations of the update, revised building standards will be introduced from October 2015.”</p> <p>3. The first sentence of Policy R7 be replaced with: “All new buildings, must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technology”.</p>	
36 Policy CI1: Digital Infrastructure	No modifications.	381
37 Proposals Maps	No modifications.	384
38 Appendix 1 - Brownfield Sites	No modifications.	388
39 Appendix 2 - Opportunity Sites	<p>Regarding Appendix 2, we recommend that:</p> <p>1. The following words be added to the Other Factors for sites OP1 Murcar, OP31 Maidencraig South East and OP80 Bon Accord Masterplan: “Flood Risk Assessment required to accompany development proposals.”</p> <p>2. The following words be added to the Other Factors for sites OP75 Denmore Road, OP86 Dyce Railway Station, OP32 Maidencraig North East, OP107 East Tullos Gas Holder, OP110 Wellington Circle (Former Macro) and OP35 Granitehill Road: “Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.”</p> <p>3. The following words be deleted from the Other Factors for site OP9 (Grandhome): “... comprising of approx. 7,500 sq. m. total floorspace (4,000 sq. m. supermarket, 3,500 sq. m.</p>	391

	<p>other comparison and local shops and retail services)".</p> <p>4. The following words be added to the Other Factors applying to site OP63 Prime 4 Business Park Phase 5 Extension: "The site lies within a pipeline notification zone."</p> <p>5. The land shown in representation 78 from Telereal Trillium at Froghall Terrace be included as an opportunity site on the proposals map, and as a new entry in the City Centre and Urban Areas section of Appendix 2, with the appropriate site size, Policy: "Mixed Use", and Other Factors: "Depot. Suitable for residential or student accommodation".</p>	
40 Appendix 3 - Infrastructure Requirements for Masterplan Zones	No modifications.	402
41 Appendix 4 - Masterplans	No modifications.	409
42 Action Programme and Monitoring	No modifications.	411
43 Habitats Regulations Appraisal and Strategic Environmental Assessment Environmental Report	No modifications.	417
44 Miscellaneous	No modifications.	421