

Aberdeen Local Development Plan Monitoring Statement

September 2013

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1. Introduction

- 1.1. This Monitoring Statement has been produced in accordance with section 16(8) of the Town and Country Planning (Scotland) Act 1997, which requires the planning authority to publish a monitoring statement. The planning authority is to publish the monitoring statement, alongside the publication of any main issues report. Circular 1/2009 Development Planning advises that monitoring statements should consider the changes in the principle physical, economic, social and environmental characteristics of the area and the impact of the policies and proposals of existing local development plans.
- 1.2. Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and objectives to determine what needs to be done. This Monitoring Statement helps to address the following questions about the current Aberdeen Local Development Plan:
 - Are policies achieving their objectives and in particular are they delivering sustainable development?
 - Have policies had unintended consequences?
 - Are the assumptions and objectives behind policies still relevant?
 - Are targets being achieved?

Purpose and Development of the Monitoring Statement

- 1.3. This monitoring statement will form one part of the evidence base for the revised Aberdeen Local Development Plan. This evidence will inform the plan-making process, justify the plan's content, and provide a baseline for later monitoring.
- 1.4. The Aberdeen Local Development Plan (ALDP) was adopted on 29 February 2012. During the early 18 months period of the Plan, from adoption to 30 August 2013, the total number of applications received can be broken into 0 national developments, 27 major developments, 847 local developments and 1107 householder developments. When compared to the previous 18 months, from 30 August 2010 to adoption there has been an increase in major and local developments, no change to national developments and a small decrease in householder development, possibly due to the householder permitted development rights changes in February 2012. House building rates in the UK have continued to improve with figures for July 2013 19% higher than the same month last year (National House Builders Council 2013).

Contextual Characteristics

1.5. The vision for the current Local Development Plan is for Aberdeen to be a sustainable city at the heart of a vibrant and inclusive North East of Scotland. This supports the Aberdeen City and Shire Structure Plan which sets out the vision for the area which is :

“By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to live, visit and do business.

We will be recognised for;-

- **Our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets**
- **The unique qualities of our environment; and**
- **Our high quality of life**

We will have acted confidently and taken the courageous decisions necessary to further develop a robust and resilient economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society”.

Spatial Characteristics of Aberdeen

1.6. Aberdeen is a city of international significance and, as the commercial hub; it drives the regional economy of the North East. Aberdeen is located on the North Sea coastline and, historically, has built up around the sea port and Old Aberdeen at the mouth of the River Don. Both the River Don valley and the River Dee valley split development in Aberdeen. The majority of development is contained between the two rivers, with a large area of development, Bridge of Don, to the north of the River Don, and areas of housing and employment to the south of the River Dee, including Kincorth, Torry and Tullos. There are a number of outlying suburbs within close proximity of Aberdeen based on the radial routes into Aberdeen, these include, Cove, Cults, Beildside, Miltimber, Peterculter, Kingswells and Dyce.

1.7. Aberdeen benefits from an international airport located in Dyce, and rail links to the south and north of the City. The main road connections are the A90 south heading to Dundee, the A96 heading northwest towards Inverness, and the A90 north heading to Peterhead. A route for a peripheral road, the Aberdeen Western Peripheral Route (AWPR), has been identified. The AWPR is one of a number of transport projects planned to help improve road safety and accessibility, reduce congestion and grow the local economy, ensuring the North East remains a competitive business location. The proposed project completion date is spring 2018.

Population

1.8. Annual mid-year population estimates are produced by the General Register Office for Scotland. The latest (2012) population estimate for

Aberdeen is 224,970 and increase of 1.1 percent from 222,460 in 2011. An assessment of the 2008 based GROS Population and Household Projections concluded an increase in population of the Aberdeen City and Shire area of approximately 10.3% between 2008 and 2033, to 498,439.

Aberdeen Economy

- 1.9. There are a number of different economy sectors of importance in the north east of Scotland. Historically there has been a strong dependence on fishing and agriculture, and more recently on the energy sector. The energy sector in Aberdeen and the North East has made a huge contribution to the local economy over the past 35 years and accounts for around a quarter of all jobs in Aberdeen. It has been a major influence in helping to maintain almost full employment in the City during this time, and at June 2013 Aberdeen's unemployment rate stood at 1.8% (Aberdeen City Council, 2013) which is low when compared with other main cities and the overall Scottish average at 3.8%. The oil and gas industry is now very much part of the indigenous local economy, which also comprises a strong service sector and which continues to support employment in the traditional industries.
- 1.10. Aberdeen City Council is aware of the need to diversify and expand the City's economic base to ensure continued prosperity for the citizens of Aberdeen and the wider Scottish economy. This is highlighted by the Aberdeen City and Shire Economic Future (ACSEF) vision for Aberdeen City and Shire:

“We aim by 2025, for Aberdeen City and Shire to be recognised as one of the most robust and resilient economies in Europe with a reputation for opportunity, enterprise and inventiveness that will attract and retain world-class talent for all ages. The location of choice for high value oil and gas and renewable energy organisations, and a first choice for organisations of all sizes operating in other high value, quality, niche markets. Our Environment, our accessibility and our hospitality will make Aberdeen City and Shire one of the most interesting and enjoyable locations in the UK in which to visit, live, work and grow up.”

(ACSEF, 2007)

Environment

1.11. Preserving and enhancing the natural environment of Aberdeen has a key role to play in achieving sustainable development. The Aberdeen Local Development Plan commits to protecting the environment and playing its part in protecting the planet. People's awareness of the importance of environmental issues has increased over the last 20 years with reviews such as the Stern Report ('The Economics of Climate Change') having a high profile nationally.

Deprivation

1.12. Deprivation exists where people lack a range of resources that are commonly available to other people in society. These resources include adequate housing, education, diet, clothing, fuel, household facilities, and social conditions. Multiple deprivation is a composite of the different dimensions or domains of single deprivations.

1.13. The Scottish Index of Multiple Deprivation (SIMD) is the Scottish Executive's official tool for identifying small area concentrations of multiple deprivation. Several aspects of deprivation are analysed and the results are published at data zone level; there are 267 data zones in Aberdeen. Therefore, Aberdeen's neighbourhoods have several data zones within their identified boundaries.

1.14. Aberdeen has a buoyant economy, mainly due to the influence of the oil and gas industry, and unemployment figures are below the Scottish average. However, the SIMD (2012) showed that there are 22 'data zones' in Aberdeen that are in the most deprived 0-15% category for all Scotland's data zones. The priority neighbourhoods in Aberdeen are:

- Tillydrone
- Woodside
- Seaton
- Middlefield
- Cummings Park
- Torry
- Northfield

2. Impact of Policies and Land Allocations

2.1. The following section identifies the impacts that policies and allocations in the Aberdeen Local Development Plan are having on the social, environmental and economic objectives by which sustainability is defined. This section looks at the impact on the: provision of housing and affordable housing; provision of employment land; schools in Aberdeen; built and natural environment; and transport systems. The delivery of housing and employment land has been assessed against the defined targets in the Structure Plan where they exist.

Housing

2.2. Over the period of the Structure Plan Aberdeen City and Aberdeenshire Councils have, together, maintained a five year supply of effective housing land in the Aberdeen Housing Market Area (Housing Land Audit 2013). With the adoption of the Aberdeen Local Development Plan around 36,000 dwellings are proposed to be built in the 23 year period between 2007 and 2030.

2.3. Figures on the delivery of affordable housing from new developments are monitored by the Council. Table 1 below identifies the numbers of affordable units that have been delivered since 2004 and the financial contributions from new developments through section 75 agreements that have been made. The contributions and the numbers of affordable units that have been delivered has increased, which shows that the policies and new processes for developer contributions has been successful in delivering more affordable housing. However, the current housing waiting list is approximately 8,000 an increase on the 2009 figure of 5,586. The 2011 housing needs and demands assessment, which is updated every 5 years, has outlined within the Aberdeen Housing Market Area there is a central estimate of a shortfall of 624 affordable units and within Aberdeen City itself a central estimate of an annual shortfall of 290 affordable units.

Table 1: Delivery of Affordable Housing

Year	Section 75 Payments Received (£)	S75 Completions (Units for Rent)	S75 Completions (Units Sold)	Non-S75 Delivery
2004/05	136,000	-	-	
2005/06	407,154	14	-	114
2006/07	384,160	-	-	30
2007/08	336,000	28	-	49
2008/09	317,088	28	13	18
2009/10	37,800	-	18	119
2010/11	147,500	-	-	175
2011/12	207,000	26	19	219
2012/13 (part)	619,183	16	42	99

Source: Aberdeen City Council Housing Monitoring

Employment

- 2.4. Industrial sites in the City have been at a premium since the beginning of the 1970's as a direct result of oil and gas development, with 472 hectares of land developed over the past 35 years, at an average development rate of some 13.5 hectares per annum. In recent years development rates have fallen from the previous high levels and over the past ten years take-up has averaged 3 hectares per annum. This has been due to the shortage of suitable sites for companies in Aberdeen to locate. In 2008 land values were the highest in Scotland, which has priced out class 5 and 6 occupiers from the market. There are also greater infrastructure difficulties associated with delivering sites in urbanised areas such as Aberdeen. As a direct result there has been a rise in development rates in Aberdeenshire. However, the established employment land supply for Aberdeen City has increased significantly over the last year, by 42% to 298 hectares, as a result of the adoption of the Aberdeen Local Development Plan (Aberdeen City and Shire Employment Land Audit 2012).
- 2.5. The Aberdeen Local Development Plan is meeting Structure Plan requirements to provide a minimum of at least 60 hectares of marketable land available to businesses at all times within a range of places within Aberdeen City. The 2012 Employment Land Audit figures demonstrate that there is 125 hectares of marketable land available, with 58 hectares being immediately available land.

Table 2: Summary of Employment Land Supply

	Established Land Supply (Total land hectares)	Marketable (hectares)	Constrained (hectares)	Immediately available (hectares)
Aberdeen City	298	125	147	58

Source: Aberdeen City and Shire Employment Land Audit 2012

Environment

- 2.6. The environment of the north east is a significant asset and is recognised internationally for its value. Without successful policies and appropriate allocations development has the potential to have significant impacts on the built and natural environment of Aberdeen.
- 2.7. Sites and species are identified for protection at the international, national and local level, with many areas having more than one designation. The table below gives an overview of designations in Aberdeen. New development has the potential to put pressure on these designated sites. There has been no loss of sites resulting from the adoption of Aberdeen Local Development Plan.

Table 3: Environmental Designations

	Designation	Numbers of Sites
International	Special Area of Conservation (SAC)	1 (Part of River Dee)
National	Site of Special Scientific Interest (SSSI)	3
Local	Local Nature Reserve (LNR)	4
	Ancient Woodland	140
	Local Nature Conservation Sites	45

Source: Aberdeen Nature Conservation Strategy 2010-2015

2.8. The table below identifies, for Aberdeen, the numbers of: listed buildings, listed buildings at risk, conservation areas and recognised archaeological sites. New developments are putting pressure on these designations. The design and layout of development has the potential to have significant impacts on the built and cultural environment. There has been no identified impact on these features resulting from the adoption of Local Development Plan.

Table 4: Built and Cultural Heritage Designations

Designation	Number of Sites/records (2013)	Source
Listed Buildings	1214	Historic Scotland – Listed Buildings
Listed Buildings At Risk	23	(Scottish Civic Trust)
Conservation Areas	11	Aberdeen City Council – Conservation Areas
Scheduled Monuments	44	Historic Scotland – Scheduled Monuments
Gardens and Designed Landscapes Inventory	1	Historic Scotland – Gardens and Designed Landscapes Inventory
Sites and Monuments Record	925	Aberdeen City Council – Sites and Monuments Record web page

Waste

2.9. Managing waste through modern and effective regulation is essential to Scotland's success both now and for the future. In order to reduce waste production and to significantly increase the reuse, recycling and sustainable treatment of Scotland's waste, a modern and effective approach to management is required. Table 5 below identifies how municipal waste in Aberdeen is being dealt with. The figures show that there is an increase in the amount of waste being recycled and a

reduction in the amount of waste that is being set to landfill. There is still a requirement to significantly reduce the amount of waste that is being set to landfill.

Table 5: Aberdeen Waste Figures 2005-2011

	MSW ¹ Arising (tonnes)	MSW Landfilled (tonnes) ²	MSW Incinerated (tonnes) ³	MSW Recycled / Composted (tonnes)	% MSW Recycled / Composted ⁴	BMW ⁵ landfilled (tonnes)
05/06	135,569	111,047	0	24,522	18.1	68,936
06/07	141,296	110,964	0	30,332	21.5	69,931
07/08	138,459	107,658	0	30,801	22.2	67,322
08/09	132,078	101,136	0	30,942	23.4	63,333
09/10	123,966	90,800	0	33,166	23.8	55,654
10/11	118,049	80,578	0	37,471	31.7	49,277

Source: SEPA - Landfill Allowance Scheme reports

2.10. The method for collecting data relating to waste has been altered since December 2011 with now only household waste being used to measure Scotland's progress towards the recycling targets. In previous years the recycling and composting rate was based in Local Authority Collected Municipal Waste (LACMW). The new definition of household waste excludes non domestic properties which were previously counted and there is also a new definition of recycling. The change was actioned to ensure that targets are aligned with Scottish, UK and European targets and focus on the service provided by local authorities to individual households, the new definition applies only to household waste. Table 6 below provides data on both the householder and commercial waste collected and its management in Aberdeen in 2012. Although direct comparisons with previous figures may be difficult, in general, less waste is being collected and less is going to landfill.

Table 6: Aberdeen Waste Figures 2012

	MSW Collected (tonnes)	Total Landfilled (tonnes)	Total incinerated (tonnes)	Total recycled/refused (tonnes)	Total composted (tonnes)
2012	113,351	76,084	12	22,649	14,607

Aberdeen City Council Statistics on Waste Figures (Householder and Commercial Waste)

¹ MSW = Municipal Solid Waste

² Includes materials disposed of instead of being recycled and residues from incineration that are landfilled

³ MSW Incinerated, excludes the residue from incineration that is either landfilled or recycled

⁴ MSW Recycled/Composted, includes residue from the incinerator that is recycled.

⁵ BMW = Biodegradable Municipal Waste

Schools

- 2.11. In the recent past, across Aberdeen there has been a general decline in both primary and secondary school rolls (Aberdeen City Council, 2008). This is mainly due to the trend of young families moving out of Aberdeen to towns in Aberdeenshire, where there is a range of family houses at more affordable prices. This demographic change has left some schools with low occupancy rates. However, the 2012 School Roll Forecast shows an increase in both primary and secondary school rolls between 2010 and 2012. This increase is most likely due to an increase in population and the completion of the 3R's project to reorganise, renovate, and rebuild Aberdeen's schools to make them fit for the 21st century (the 3R's Project). Further to this there has been an increase in affordable housing provision and the mix of tenures delivered through new development in Aberdeen.
- 2.12. With the adoption of the Local Development Plan a number of new schools are proposed. Further to this, a review of the secondary state was completed in 2010 and a long term plan for provision was agreed. A review of the nursery and primary school estate is out for consultation from 24 September until 30 November 2012. The headline issues relate to issues of capacity, whereby in 20 primary schools the school forecast will exceed the schools capacity within the next four years, resulting in a shortage of places. Counter to this there is a significant surplus of primary school places across the city, on the whole the spare capacity is not located in those areas where there is a high demand for places. The condition, suitability and efficiency of almost a quarter of primary school buildings do not meet the standards required for modern education.

Transport Network

- 2.13. The modern transport system is essential in order for the economy to function efficiently, and to help maintain businesses in Aberdeen. A good transport system is also necessary for communities in order that all sectors of society can access the services that they need at a reasonable cost.
- 2.14. The Regional Transport Strategy (RTS) provides the strategic framework for development of the north east's transport network to 2021 and was developed by NESTRANS in 2007/2008. A refresh of the RTS was carried out in early 2013, with the document submitted to the Scottish Ministers for their consideration in September 2013. The refresh document incorporates significant policy developments and extends its timeframe to better align with the new Strategic Development Plan to 2035.
- 2.15. The Local Transport Strategy for Aberdeen sets out the shorter term vision, objectives and actions for Aberdeen that help to deliver RTS. Aberdeen City Council are working in partnership to achieve implementation of:

- AWPR
- Improvements to A90 Haudagain roundabout
- Improving access to Aberdeen from the south, including tackling the bottlenecks around the Bridge of Dee
- Aberdeen City and Shire Park & Ride facilities
- Guild Street interchange
- A90 Balmedie/Tiperty dualling
- Laurencekirk station re-opening

2.16. In addition Aberdeen City Council will add to the transport infrastructure and services by:

- Delivering Aberdeen Airport Surface Access Strategy.
- Improve links between the Northern Isles Ferry Terminal and Bus / Rail Stations.
- Delivering Broad Street and Union Street Pedestrianisation.
- Developing an integrated transport scheme to improve access from the North (including the Third Don Crossing).

2.17. A Sustainable Urban Mobility Plan (SUMP) is currently being prepared. A SUMP is essentially a transport masterplan looking at the way people move around the different modes of transport, including walking, cycling, bus, train, taxi, motorcycle, car, van and Heavy Goods Vehicles. This document will set how the city centre should develop in terms of transport over the next 25 years. It will address issues such as pedestrianisation of the city centre and possible locations of bus hubs.

2.18. According to Scottish Transport Statistics (Scottish Executive, 2006) road traffic levels on Aberdeen's roads increased by 5.8% between 2002 and 2006, which is higher than the levels of growth in Dundee, Glasgow and Edinburgh. The main reasons for the increased levels of traffic are due to:

- The dispersal of residents from the City to the surrounding areas.
- The growth of peripheral employment sites.
- The growth of housing areas (in Aberdeenshire) particularly to the south and west of the City.

However, in order to alleviate this trend, the Local Development Plan now allocates a significant amount of new housing and employment areas within the City.

2.19. Aberdeenshire has the highest number of cars per head of population in Scotland, and this has had a significant impact on the road network in Aberdeen. (Scottish Executive 2013).

3. Monitoring of Policies

- 3.1. This section of the monitoring statement will look at the performance of the policies in the current Local Development Plan. The analysis of the policies has been undertaken by topic area. Much of the conclusions in this statement make use of qualitative information on which to base a professional judgement. An assessment of each policy with the Local Development Plan 2012 can be found as Appendix 1, Potential Changes to Policies in the Aberdeen Local Development Plan 2012, along with potential new policies. This assessment is based on officers' professional judgement and discussion with development management colleagues. Further to this, the existing supplementary guidance relating to both specific sites and policies have also been assessed and can be found as Appendix 2, Potential Changes to Supplementary Guidance to the Aberdeen Local Development Plan 2012. Appendix 2 also outlines an assessment of the existing Technical Advice Notes, proposed new Technical Advice Note, and Local and Interim Planning Advice. Each topic has been researched and the research identifies: where the aims of policies are not being achieved in new developments, whether sustainable development is being achieved through policies, if there are any unintended consequences as a result of the policies, and if there are any policies that need amended to reflect changes in national or regional policy, or any other external influences. This has been furthered with quantitative data analysis of the existing policies used to date in applications. The quantitative data analysis can be found in Appendix 3 of this document, Use of Policies in Decisions, Appeals and Local Review Bodies.

Design and Heritage

- 3.2. The design of new developments is an important planning policy issue, but is difficult to regulate given the subjective nature of design. Good design is about more than just architecture and the aesthetics of individual buildings. It is about the places in between buildings and how well these spaces are integrated into the existing context and landscape. By investing in quality designs and layouts, a range of long term social, economic and environmental benefits can be achieved.
- 3.3. Consultation on the effectiveness of the design policies was undertaken with colleagues from Development Management. There was a general feeling that the current policies are useful in setting out the framework and are used frequently, but there is a need for a more comprehensive approach to achieving good design than simply a policy framework. The consultation highlighted a lack local context and an insufficient focus on the City Centre,
- 3.4. Design Statements have been a useful tool in helping to achieve better designs and layouts, which reflect their environment. They allow the design and layout requirements to be tailored to the site in question. There is a feeling, through consultation, that there needs to be clearer

guidance on what should be included in design statements. This will be achieved through supplementary guidance.

- 3.5. Design is a subjective issue, and there will not always be an agreement on what is 'good' or 'bad' design. The work undertaken through the Design Campaign helped to improve design awareness and provide a stronger policy framework to help in the assessment of design merits. It is important that planners and decision makers are aware of the factors that contribute to good design and have the courage of conviction to refuse developments that are of poor design quality. We can not solely rely on policy to judge good design, there is a need for a more comprehensive approach, which includes education, policy advice, masterplans and design statements. Policy D1: Architecture and Placemaking will be amended to make clear proposals which do not meet high quality design will not be supported, and reference is required to be made relating to the associated value of good design, and how the local context should be used to develop appropriate design solutions. Policy D1: Architecture and Placemaking has been cited in a total of 1251 applications making it the most used policy.
- 3.6. Policy D2: Design and Amenity is generally working well. Minor amendments are required to size of new residential properties in relation to the surrounding built form, to clarify that guidance relates to all proposals and to remove the reference for a contribution to public art/enhanced public realm as this has not been implemented to date. Policy D6: Landscape does not require a significant update.
- 3.7. There has been concern shown about the recent high and bulky buildings in the City Centre. A solution to address the issue could be to produce supplementary guidance on this issue.
- 3.8. The Proposed Strategic Development Plan has set a target for the quality and design of new developments in the city region to be nationally recognised, including developments recognised under the Scottish Sustainable Communities Initiative. There needs to be commitment from all involved in the development process to quality, and setting high standards and good practice while aiming for excellence. To meet these targets the Proposed Strategic Development Plan has promoted the use of supplementary guidance to provide detail on: the appropriate mix of properties, urban design principles, and community facilitates. The Proposed Strategic Development Plan also promotes the implementation of a design review process for masterplans and the most significant planning applications to make sure that development quality improves and does not lead to the loss of, or damage to, built, natural or cultural heritage assets. The Design Review Panel, a joint venture between Aberdeen City and Aberdeenshire Councils, offers constructive and objective advice regarding design at an early stage of the planning process.

- 3.9. Consultation on the effectiveness of the heritage policies was undertaken with colleagues from Development Management. There was a general feeling that the current heritage policies, Policy D4: Aberdeen Granite Heritage and Policy D5: Built Heritage both requires amending and could be broken down in to clearer sections and reworked to include reference to National Policy and Guidance. Policy D4 requires to be modified to provide assessment criteria for proposal where demolition is intended and also requires to be clearer on the appropriate reuse of granite in replacement proposals. Policy D5 should provide a policy in presumption in favour of retaining and enhancing our designated built environment. The policy should be split and a new policy created specifically for Duthie Park.

Resources

- 3.10. The policies that cover resources are on the whole sound, with 1 waste policy requiring a broadening of its approach, and are based on relevant guidance and other Council documents. Where these approaches have changed or are likely to change, the policy should be amended accordingly.
- 3.11. Aberdeen Local Development Plan Policy R1: Minerals is sound but requires minor criteria to be added regarding other developments (non mineral related) being proposed on sites identified for mineral development to ensure the resource is not sterilised, and where there is no alternative for the non-mineral proposal, that any large scale development ensures that the resource is extracted prior to development commencing or that it is a proposal of short life which would not impact on the ability to extract at a later date. The policy is yet to be used within an application.
- 3.12. Aberdeen Local Development Plan Policy R2: Degraded and Contaminated Land is considered sufficient and makes appropriate cross reference to Scottish Environmental Protection Agency, Planning Advice Note 33: Development of Contaminated Land and the Environmental Act 1995.
- 3.13. Policies R3 to R6 relate to waste and require some alterations to their current form. Policy R3: New Waste Management Facilities could usefully cover the requirements for developers to demonstrate the role of the proposal and how it will deliver the national need for facilities as outlined in the Zero Waste Plan. Policy R4: Sites for New Waste Management Facilities may require to identify a site for energy from waste to comply with the Zero Waste Plan. This indicates that development plans must safeguard all activities and consented waste management sites and should identify potential sites to ensure transparency and scrutiny. Policy R5: Energy from Waste requires further criteria to be submitted including a heat plan, when planning permission is sought for energy from waste facilities. Policy R6: Waste Management Requirements for New Developments is too householder focussed and it may need amending to highlight that all developments

should provide adequate provision. Policies R3: New Waste Management Facilities, R4: Sites for New Waste Management Facilities and Policy H5: Energy from Waste are yet to be applied to an application, this is due to the specific nature of each of these policies.

- 3.14. Aberdeen Local Development Plan Policies R7: Low and Zero Carbon Buildings and Policy R8: Renewable and Low Carbon Energy Developments require no major changes. Some alterations are required to Policy R8 to be more specific about the type of site specific considerations that will be taken into account when evaluating any proposals. R7 would require to be updated to reflect changes in Building Standards or any changes to the Climate Change (Scotland) Act 2009 Sustainable development should be at the core of the local development plan and this is a requirement from national planning guidance, and from the Proposed Strategic Development Plan. This must be the requirement for new developments, not an exception. Supplementary guidance has been adopted to implement a 15% reduction requirement on carbon dioxide emissions for new developments. However, the approach from government is evolving on these issues and carbon dioxide reduction targets are being increased. The policy should be reviewed to take these changes into consideration.
- 3.15. National planning policy on waste asks planning authorities to provide for new waste management installations in their development plans and assist in their role in helping to further the Zero Waste Plan's objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling, recovery then disposal, guiding choices about waste management options.
- 3.16. The Proposed Strategic Development Plan outlines Scotland's Zero Waste Plan has set a target of recycling or composting 70% of all waste, and limiting waste sent to landfill sites to 5% by 2025. Meeting these targets will represent a significant change from current practice and move the emphasis from providing enough landfill space to providing sites for other treatment processes (such as composting and energy from waste). The Proposed Strategic Development Plan states there is no overall need for new landfill spaces, but a variety of extra waste-treatment facilities (with a capacity of over 300,00 tonnes) in a variety of locations will be required.
- 3.17. In response, the Council is progressing plans for the following types of facility;
- Development of a new materials recovery facility (MRF) which will sort out collected waste into separate materials for recycling
 - An In-Vessel Composting (IVC) plant which will compost food and green waste

- Development of a new Household and Waste Recycling Centre (HWRC) in the north of the City to replace the one of Scotstown Road
 - Development of an interim refuse-derived fuel (RDF) plant. This will turn residual waste that cannot be recycled or composted into fuel for export, pending development of the residual waste processing facility in Aberdeen.
 - In the longer term the Council intends to develop a residual waste processing facility – energy from waste – which will provide heat and power from homes and workplaces. The procurement, permitting, funding, construction and commissioning of this, if approved, will take several years (possibly up to 2022) so the RDF Plant is an interim solution which will be used until it is replaced by EFW.
- 3.18. New waste management facilities are guided by current policy to business and industrial areas within the city. However, anecdotal evidence from the Council's waste management team suggests that it is currently difficult to deliver waste facilities on industrial sites. This is because waste facilities are seen as a bad neighbour and industrial site developers are reluctant to have waste management facilities in industrial areas as it could reduce the marketability of the remainder of the site.

Natural Environment and Open Space

- 3.19. Existing policies within this topic will be carried forward largely unchanged, with only minimal updates. However, a number of changes are proposed to the format of Supplementary Guidance, in order to make the information contained in the documents more focussed and useful. It is also proposed that climate change will be a more significant strand in the next Local Development Plan, and it is suggested that where relevant, Natural Environment policies explicitly mention their contribution to adaptation and mitigation for climate change.
- 3.20. The Green Space Network identifies land and water bodies in Aberdeen of particular value in terms of recreation, public access, wildlife and landscape, and the important linkages or 'corridors' between those areas. Policy NE1: Green Space Network is supported by an online GIS layer outlining the Green Space Network in Aberdeen City.
- 3.21. Recent results from the Council's open space audit have gone on to form the Open Space Strategy and have allowed us to take stock of what the city has in terms of open/green space in and around its settlements. The focus of Policy NE4: Open space provision in new developments and the Open Space Strategy is to ensure the correct quality of open space is being provided.

- 3.22. Further policies relating to open space include Policy NE2: Green Belt and Policy NE3: Urban Green Space. A Green Belt Review was completed as part of the Aberdeen Local Development Plan 2012 and it is unlikely that a further Green Belt Review will be carried out as there is no need to identify further greenfield development sites. The policy however, will be amended to include provision for one to one replacement houses occupying the same footprint and conversion will only be acceptable if the building is no longer fit for its original purpose. Policy NE3 Urban Green Space does not require amending.
- 3.23. Aberdeen Local Development Plan Policies NE6: Flooding and Drainage and NE7: Coastal Planning both require amendments. Reference is required to be made to all possible types of flooding within Policy NE6, along with reference to the Flood Risk Management (Scotland) Act 2009. Policy NE7 will reference Scotland's draft National Marine Plan, and will ensure the Local Development Plan is in-keeping with the national policy priorities set out in the National Marine Plan.
- 3.24. Trees and Woodlands are discussed under Policy NE5 and no significant update is required with this policy. An updated Trees and Woodlands Strategy is being prepared and areas of current and proposed woodland may be shown in Supplementary Guidance.
- 3.25. Policy NE8: Natural Heritage will require an update to ensure that all the different levels of designated sites are protected, and that it is made clear what types of information would be required under what circumstance. Reference also needs to be made to protecting peat soils from disturbance. The proposals maps will need to be updated to show the Local Nature Conservation Sites.
- 3.26. Access and Informal Recreation are outlined in Policy NE9. The policy will require amendments to take account of the Aberdeen Western Peripheral Route, and the delivery of current aspirational paths. The policy requires reference to be made to wider access rights to land and inland water, and to ensure temporary impacts on access rights due to construction works are avoided or mitigated.

Housing and Community Facilities

- 3.27. The policies relating to housing and community facilities cover a range of issues from generic to specific housing requirements, to the provision of new community facilities and protecting existing facilities. The majority of these policies are required to be updated, with the exception of H2: Mixed Use Areas, which gives guidance on development or change of use in this area, and CF1: Existing Community Sites and Facilities, which outlines guidance on new or extended uses in these areas, which do not require significant amendments.

- 3.28. There is a requirement to amend Policy H1: Residential Areas. The Policy identifies criteria for residential and non residential uses and development in this zoning. The policy should make reference to Houses in Multiple Occupation and Serviced Apartments as a number of applications for these uses have been received during the lifetime of the plan and there are no specific policies for these uses. This policy has been cited in a total of 1245 applications, making it the second most used policy within the plan. The implementation of Policy H3: Density has encountered issues with regard to significantly different number of houses being proposed between the masterplanning stage and planning application stage. In some cases this is due to the density of development being higher or lower than anticipated and in some cases the developable area is significantly less due to other greedy land use development, such as the stadium at Loirston and the associated car parking which takes up a lot of the developable area. The overall aim of the policy, achieving higher densities, will not change. Currently Policy H4: Housing Mix is not being applied as it is too flexible to interpret. The policy will require to be amended to take into account any changes that are required due to discussions on housing for older people and particular needs (a proposed new policy).
- 3.29. Aberdeen Local Development Plan Policy H5: Affordable Housing sets the level of affordable housing at 25% for development of five units or more. The current policy may have minor amendment, yet there may be more significant changes to the supplementary guidance. There will be a review on how we expect affordable housing to be delivered given the constraints on funding for affordable housing.
- 3.30. There are two policies within the plan with relate directly to the specific housing needs of Gypsy and Travellers. Policy H6: Gypsy and Traveller Caravan Sites and Policy H7: Gypsy and Traveller Requirements and both require amendments. These policies have yet to be applied to an application as the sites to which they relate are still at an early stage within the planning process. Minor amendments include ensuring Policy H6 is not overly prescriptive for halting sites and to revisit the list of sites outlined in Policy H7 to identify the proposed Council site at Howes Road.
- 3.31. Policy H8: Housing and Aberdeen Airport identifies applications for residential development under or in the vicinity of aircraft flight paths where noise levels are in excess of 57dB LAeq will be refused. It is proposed to incorporate this within a new policy which specifically deals with the airport.
- 3.32. Policy CF2: New Community Sites and Facilities will be amended to remove the section relating to emergency services being located where they can meet statutory response time requirements. Response times are not governed by planning legislation or policy.

City Centre and Retailing

- 3.33. Planning for town centres is a particularly complex issue, but the overarching aim of the retail policies in the Aberdeen Local Development Plan is to broaden and strengthen Aberdeen's economic base, and to improve the environment of the City Centre.
- 3.34. Current retail policy RT1: Sequential Approach and Retail Impact directs retail developments to locations within the retail hierarchy. The tier depends on the catchment area of the proposed development, for example, proposals serving a catchment area that is city-wide or larger shall be located in the city centre business zone. There is a requirement that retail developments do not detract significantly from the vitality or viability of existing first, second, third and fourth tier retail locations in the retail hierarchy. This policy approach has been successful in giving the retail sector confidence in City Centre locations, and there has been no change in the emphasis of national planning policy on retail issues. There will be minor amendments to the text to make the policy clearer.
- 3.35. Out of Centre proposals are dealt with by policy RT2. The policy outlines applications for retail, commercial, leisure and other development appropriate to town centres and proposed for an out of centre location will be refused unless certain criteria can be proven. This policy does not require significant changes, neither does policy RT4: Local Shops or Policy RT5: Retail Developments Serving New Development Areas. Policy RT4 offers protection to shops not identified in the retail hierarchy, and states the criteria that are required to be met when change of use is proposed. Policy RT5 gives guidance on ensuring there is land allocated of the appropriate scale for retail and related uses within masterplan for major greenfield residential developments. Policy RT5 has yet to be applied as the major greenfield residential developments in the city are at an early stage.
- 3.36. Policy RT3: Town, District and Neighbourhood Centres is required to be updated to cover the impact on vitality and viability in all changes of use, and that an overprovision of one use should not be permitted.
- 3.37. The city centre policies are C1: City Centre Development: Regional Centre and Policy C2: City Centre Business Zone and Union Street. Policy C1 strives to ensure development within the City Centre contributes towards the vision of the city centre as a major regional centre. As such the City Centre is the preferred location for retail, commercial and leisure developments serving a city wide or regional market. Following consultation the policy is deemed to be working well and does not require to be significantly updated. Policy C2 encourages major retail developments to take place within the City Centre Business Zone and outlines criteria for change of use from retail use to other uses in this area. The policy would benefit from a modification, similar to that of RT3, where by the impact on vitality and viability in all changes of use, not just retail uses, are explored.

- 3.38. There is a general perception from the public that the City Centre is not performing to its optimum and a concentrated effort is required to ensure the City Centre does not fall further into disrepair and loss its function. To ensure there is guidance in place to tackle this, updates are required to supplementary guidance associated with the City Centre and Retail Uses and a number of new policies are to be explored including vacant employment units above shops, and west end shops.

Economic Development

- 3.39. Planning has a major role to play in the economic growth of the region. Maintaining a ready supply of employment land is vital to Aberdeen retaining its position as a competitive and sustainable business location. Since the adoption of the Aberdeen City and Shire Structure Plan and the Aberdeen City Local Development Plan, Aberdeen has been in a stronger position to ensure this occurs.
- 3.40. ACSEF's Economic Manifesto for Aberdeen City and Shire is to include "flexible policies to deal with applications which accord with the vision but otherwise fall out with development plan policies". The flexibility and responsiveness will be achieved through appropriate allocation of employment sites. Employment allocations need to be able to accommodate a range of different users, there must be a range of sites available across Aberdeen, and there needs to be flexibility towards economic developments of national importance and the development of corporate headquarters in Aberdeen. There is the possibility of phasing the employment allocations so that if there were to be an unexpected upturn in the market of a particular area then these sites would be brought on stream to maintain the marketable supply and the range of site sizes and types.
- 3.41. Aberdeen Local Development Plan Policy BI1: Business and industrial land sets the policy context for land that is zoned for business and industry. This policy is primarily concerned with maintaining business and industrial land for this use, and is a restrictive policy. The justification of the policy is sound as it maintains a supply of employment land to meet the needs of businesses. However, there is a need to be more flexible about the evolution of industrial estates, and changing nature of employment in an area. Examples of this include Balmoral Business Park and Wellington Road where uses have been approved that are not strictly industrial, but that are either appropriate on business land or serve the industrial area. Uses approved on these sites have included car show rooms with associated workshop, work place nurseries and hotels.
- 3.42. The Employment Land Working Group of ACSEF has identified that there is a need for the public sector to get involved in helping to deliver industrial and business land. In a report to the ACSEF board it is suggested that the public sector has a role to play where there is a market failure or act as a broker where there are owner and

infrastructure difficulties. The report also suggests that in exceptional circumstances compulsory purchase powers could help to deliver employment sites.

- 3.43. Within the current Local Development Plan there is an area identified as 'West End Office'. The policy BI3 for this area supports the change of use for office purposes. Consultation with Development Management colleagues has outlined sections of the policy are not used, and there should be stronger protection for office uses. This area is also within the Albyn Place / Rubislaw Conservation Area and the area has suffered from some oversized extensions for office developments. This is an important area for high quality office developments, but the requirements of the conservation area should be of paramount importance. This is covered within the Conservation and Character Appraisal for the area.
- 3.44. Further policies B12: Specialist Employment Area and BI5: Pipeline and Control of major Accident Hazard do not require to be updated. Policy BI4: Aberdeen Airport and Aberdeen Harbour could be split into two policies, one policy for each of the areas identified making them more focused, effective and relevant.
- 3.45. National policy recognises the role of the planning system in enabling economic development to take place. ACSEF have highlighted in their Economic Manifesto, the need to speed up the planning process for employment developments, in order to help support the North East's economy. Therefore, it is important that policies are not too restrictive, especially in the current economic climate. At all times there is a need to minimise the impact on the environment and through appropriate allocation of employment sites in accessible, and sustainable locations the aims of national policy can be achieved.

Transport and Air Quality

- 3.46. Land use and transport are inextricably linked and, in planning for future development, the Council will need to ensure an appropriate level of supporting infrastructure while maximising opportunities to promote sustainable modes of travel for dealing with the transport effects arising from new developments. The transport system has a significant role to play in the economy of the region, and by improving accessibility Aberdeen will become a more attractive location for new businesses to locate.
- 3.47. Policy D3: Sustainable and Active Travel ensures the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets and ensures that services, facilities and jobs are accessible to new communities. Feedback from internal colleagues suggest this policy is working well and no significant amendments are required. Amendments could focus on the principle of healthy lifestyles and a connection to tackling obesity levels. It could state priority of modes

and emphasis the promotion of real and viable choice. It is better placed within transport than design.

- 3.48. Policy T1: Land for Transport safeguards land on the Proposals Map for identified and committed transport projects. This policy is working well and no significant amendments are required. Policy T2: Managing the Transport Impact of Development states developers must mitigate against adverse impacts of their development in the transport network. The policy is working well and minor modifications are required ensuring there is a greater emphasis on sustainability as a core principle.
- 3.49. Policy NE10: Air Quality outlines where developments which have the potential to have a detrimental impact on air quality will not be permitted unless appropriate mitigation is proposed and the application is accompanied by an air quality assessment. Feedback has suggested this policy is better placed in transport rather than natural heritage section, as the air quality issues in Aberdeen are linked to traffic emissions. The working of the policy is required to be reviewed to strengthen the importance of tackling air quality issues.

Implementation and Planning Obligations

- 3.50. The Council needs to ensure that new development is supported by the infrastructure necessary to achieve sustainable and accessible communities. In order to provide such infrastructure or to mitigate the adverse impacts of development, the Council may impose conditions on planning applications or require developers to make a financial contribution. Such contributions, referred to as developer contributions are negotiated and agreed with the Council through the Planning Obligations team.
- 3.51. Aberdeen Local Development Plan Policy I1: Infrastructure Delivery and Developer Contributions aims to ensure that development is accompanied by the infrastructure, services and facilities required to support new or expanding communities. The policy is deemed to be working well but does require to be reviewed to ensure conformity with Circular 3/2012.
- 3.52. Circular 3/2012 outlines Planning Obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) should only be sought where they meet all the following tests:
- **necessary to make the proposed development acceptable in planning terms**
 - **serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans**
 - **relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area**

- **fairly and reasonably relate in scale and kind to the proposed development; and be**
- **reasonable in all other respects.”**

3.53. The Council has set up an Infrastructure Group to discuss City-wide infrastructure requirements, and developer contributions form an important element of these discussions.

4. Public Views

Consultation Events

- 4.1 Consultation on the future development in Aberdeen City were held at various locations in the City through out early 2013.. These took the form of 4 distinct exercises, a school engagement workshops, public workshops, a questionnaire, and community council planning toolkits. The School engagement workshops took place between April and June 2013 and over 400 pupils from 8 schools took part. 8 public workshops and a 'drop in' event were held in April. Community Councils were also supplied with Toolkits to gather information about local areas and the questionnaires were sent to libraries and were made available on line. At the events members of the public were asked to outline what they see as the main planning issues affecting development over of both the city as a whole and more locally in their area. Table 7 below shows the main policy issues that were identified during the public consultation events. The comments have been grouped into more general topic areas. The comments on these policy areas varied from positive to negative, and restrictive to promotional.

Table 7: Summary of Public Comments

Open Space and Natural Heritage	Current open space, including countryside, green space, playing fields, woodlands and trees, walk and pathways, is appreciated within easy access and in close proximity to local areas but there could be more of it and there are concerns about the scale of new development and the pressures on green field sites and areas prone to flooding.
Resources	Aberdeen will need to produce and use more renewable energy. Renewable technology should be used in all developments. Provide more recycling facilities
Housing placement and mix	New developments should have a good mix, not be built on the flood plain, and not block views. Need for smaller houses and bungalows for older people and for those downsizing, and affordable housing needs to be provided. Houses should be located next to employment opportunities.
Employment	Diversification of jobs market in the north east, More offices and business parks are needed, Connections to employment areas needs to be improved, as does the communication networks. There are areas of the City Centre where comprehensive development could be sustained. Need to be greater encouragement of small businesses.

Community Facilities	Need more attractions for young people and tourists. Need swimming pools, shops, community centres, leisure facilities
Design and Built Heritage	Maintain granite frontage with modern builds behind. There should be strict city centre design codes. Minor alterations can have large impacts on the overall character and appearance of an area. The city needs to be cleaner, urban realm is in a poor state of repair. The built heritage should be protected, these are positive assets. Concern when these are vacant and not properly maintained.
Beach	There needs to be a diversification of activities at the beach and a focus on its purpose. Better connectivity to and from the beach, especially from the City Centre is required.
Union Street/City Centre and connectivity	Redevelop the city centre and improve its attractiveness with better shops, less traffic, better access to Union Terrace Gardens. There is poor connectivity between Union Street and Union Square, bus and railway station are difficult to access. Reduce business rates, open more cafes, diversify the city centre economy, have more culture events, The spaces on floors above shops can be used, Castlegate needs to have a purpose. Increase permeability and use of Golden Square, Bon Accord Square and Castlegate.
Regeneration	More diverse building materials and palettes of colour required, more green spaces, bring underused and derelict buildings back into use.
Transport and Accessibility	Pollution, congestions and parking are issues. Reduce parking charges. Walking and cycling facilities are good in areas. The harbour should be bigger and cleaner. Airport should be extended. Better public transport facilities are required. Major infrastructure projects are required to be implemented. Core Path network good.
Infrastructure Delivery	Concerns over the ability of new developments to deliver infrastructure in a timely manner.

5. Conclusions

- 5.1 Aberdeen Local Development Plan was adopted in February 2012, and the assessment of the policies has taken place over an 18 month period from this date. There has been an increase in major applications within the time period from the previous 18 months. However, the large development sites outlined in the Aberdeen Local Development Plan are at an early stage within the planning process and as such many of the policies relating to large development sites are yet to be tested in practice.
- 5.2 As an overall conclusion, there are a number of policies in Aberdeen Local Development Plan that need some slight amendments or further clarification, to ensure they achieve the desired objective. A review of policies in the plan should ensure that they are: specific, measurable, achievable, realistic, and have time based outcomes (SMART).
- 5.3 Design of new developments in Aberdeen is going to be a key issue that needs to be addressed through the local development plan. Policies have not been consistently delivering high quality developments and this has also been highlighted through public meetings on future developments in Aberdeen. It is important that planners and decision makers are aware of the factors that contribute to good design and have the courage of conviction to refuse developments that are of poor design quality. We cannot solely rely on policy to judge good design, there is a need for a more comprehensive approach, which includes education, policy advice and design statements.
- 5.4 Design of new developments must also take into account wider issues of design into consideration: safety, ease of movement, welcoming, adaptable and resource efficient. These issues will need to be addressed in the local development plan and any supplementary guidance.
- 5.5 Scotland's Zero Waste Plan has set a target of recycling or composting 70% of all waste, and limiting waste sent to landfill sites to 30% by 2025. Meeting these targets will represent a significant change from current practice and move the emphasis from providing enough landfill space to providing sites for other treatment processes (such as composting and energy from waste). The Proposed Strategic Development Plan states there is no overall need for new landfill spaces, but a variety of extra waste-treatment facilities (with a capacity of over 300,000 tonnes) in a variety of locations will be required.
- 5.6 Aberdeen City Centre is likely to be under continued pressure from the demand for out of town retail locations, the expansion of superstores, and the impact of internet retailing. There is a general perception that the City Centre requires to be rejuvenated to ensure its continued prosperity. There may be a need to reconsider the role that each area

of the City Centre plays. It is likely that city centre policies will be redrafted.

- 5.7 National policy recognises the role of the planning system in enabling economic development to take place. There has been a large increase in Business and Industrial land allocations with the adoption of the Aberdeen Local Development Plan. Marketable employment land requirements are being met. There is a need to work closely with ACSEF in the review of the plan and production of the Action Program to improve the supply of immediately available employment sites in Aberdeen.
- 5.8 The Council will need to ensure that appropriate measures or contributions are sought from developers towards infrastructure required to support new development. Any changes to the approach to development contributions will need to be reflected in the Local Development Plan. The Local Development Plan will also need to set out the likely infrastructure requirements to support new development to ensure that all stakeholders are clear on the level of contributions required.
- 5.9 Transport and Accessibility was one of the most frequently identified policy issues at the consultation events and exercises. The monitoring has outlined that the policies require minimal updates.
- 5.10 The outcome of monitoring the policies would appear to indicate that most policies are working well. The major amendments would be sought through the supplementary guidance attached to each topic area.

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Appendices

Appendix 1

Potential Changes to Policies in the Aberdeen Local Development Plan 2012

Appendix 2

Potential Changes to Supplementary Guidance to the Aberdeen Local Development Plan 2012 and other Technical Advice Notes and Local and Interim Planning Advice

Appendix 3

Use of Policies in Decisions, Appeals and Local Review Bodies.

APPENDIX 1 – Potential Changes to Policies in the Aberdeen Local Development Plan 2012

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
C1	City Centre Development – Regional Centre	✓			No significant changes proposed.
C2	City Centre Business Zone and Union Street		✓		Current policy wording only covers Change of Use from Class 1 (Retail). The policy should cover the impact on vitality and viability resulting from all Change of Use proposals.
LR1	Land Release Policy		✓		Amend policy to release the units currently identified as Phase 2 and allow for the release of future units in exceptional circumstances.
LR2	Delivery of Mixed Use Communities		✓		Clarify in the policy what is meant by employment land and what is meant by ancillary uses.
I1	Infrastructure Delivery and Developer Contributions		✓		Minor changes to ensure conformity with Circular 3/2012 e.g. ensure reference is to Planning Obligation, not agreements. Could also make mention of letters of undertaking or unilateral obligations in policy or alternatively in Supplementary Guidance. Need to ensure a sufficient 'hook' exists in the Plan for any associated Supplementary Guidance, as currently the Infrastructure and Developer contributions Manual is only mentioned in the policy and para 3.6.

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
T1	Land for Transport	✓			List of projects to be checked to make sure these are correct and up to date. No changes required to wording.
T2	Managing the Transport Impact of Development		✓		There should be a greater emphasis on sustainability as a core principle. Ensure there is a 'hook' to Transport and Accessibility Supplementary Guidance where greater detail can be found. Supplementary Guidance document only needs to be listed once in this policy.
D1	Architecture and Placemaking		✓		Policy should be updated to reflect discussion in Main Issues Report regarding our requirements for high quality design throughout the city. We want to make it clear that any proposals which do not meet these high standards will not be viewed favourably. This policy should also make better reference to the importance of good design in terms of its associated 'value', and demonstrate how local context should be used to develop appropriate design solutions. Ensure there is a 'hook' to any associated Supplementary Guidance, e.g. on preparation of design statements.
D2	Design and Amenity		✓		Only minor amendments are proposed as generally this policy seems to be working well. The policy should however be updated to ensure that the guidance applies to all proposals, not just residential, and to include reference to the size of new residential properties in relation to the surrounding built form. We also propose to remove reference to an agreed contribution to art / enhanced public realm.

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
D3	Sustainable and Active Travel		✓		Wording of the policy to be reviewed in order to focus on the principle of healthy lifestyles and a connection to tackling obesity levels. The policy should state the priority of modes and emphasise the promotion of real and viable 'choice'. This policy should be moved into the Transport section as it is fundamentally a transport policy.
D4	Aberdeen's Granite Heritage		✓		This is a very clear policy, and the principle for retention of traditional granite buildings should be retained. The policy could however include criteria which can be used to assess the suitability of proposals where demolition is proposed. This could be based upon the tests for demolition laid out within the Scottish Historic Environment Policy. The policy should be clearer on the appropriate reuse of granite in replacement proposals.
D5	Built Heritage		✓		This policy should be amended in order to provide a policy presumption in favour of retaining and enhancing our designated built environment and reference should be made to the Scottish Historic Environment Policy. Reference to Duthie Park should be removed from this policy and a new policy created for development affecting this site.
D6	Landscape	✓			No significant changes proposed.
BI2	Specialist Employment Area	✓			Correct minor errors in the text and wording changes to ensure greater clarity about what kinds of development will be appropriate within Specialist Employment Areas.

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
BI3	West End Office Area		✓		Clarify that the aim of this policy is to provide stronger protection for office uses in the area. The statement that changes of use to residential properties will be encouraged should be removed
BI4	Aberdeen Airport and Aberdeen Harbour		✓		It is proposed that BI4 is split into two separate policies, one for the Airport and one for the Harbour. This is to focus the policies and make them more effective and relevant. The substance of Policy H8 (Housing and Aberdeen Airport) should be incorporated into a new Airport policy, along with a requirement for consultation NATS over Perwinnes Radar and other technical updates.
BI5	Pipelines and Controls of Major Accident Hazards	✓			No significant changes proposed.
H1	Residential Areas		✓		This policy should be amended to include information on Houses in Multiple Occupation and serviced apartments, and policy on such would apply both within and outwith the residential areas.
H2	Mixed Use Areas	✓			No significant changes proposed. The policy currently makes reference to Supplementary Guidance on Curtilage Splits – this should be amended to reflect the revised title of this guidance as it is reviewed.

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
H3	Density		✓		There are issues with achieving the density requirements set by this policy within some of the masterplans areas – we will look into whether / how this could be addressed through a review of this policy. The overall aim of achieving higher densities will not change.
H4	Housing Mix		✓		This policy should be amended to take into account any changes that result from discussion on housing for older people and particular needs in the Main Issues Report.
H5	Affordable Housing		✓		There will be a review of how we expect affordable housing to be delivered given the constraints on funding. The changes to the policy may be minor, but the associated Supplementary Guidance will likely need a more significant review. This should reflect discussion in the Main Issues Report.
H6	Gypsy and Traveller Caravan Sites		✓		Minor amendments proposed to ensure that the policy is not overly prescriptive for halting sites.
H7	Gypsy and Traveller Requirements		✓		Amend policy to revisit the allocation of sites so as to identify the proposed Council site at Howes Road.
H8	Housing and Aberdeen Airport			✓	Refer commentary on Policy BI4. The substance of Policy H8 should be incorporated into a new Airport policy, along with a requirement for consultation NATS over Perwinnes Radar and other technical updates.

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
CF1	Existing Community Sites and Facilities	✓			No significant changes proposed.
CF2	New Community Facilities		✓		The requirement for new emergency services and facilities to locate where they can meet statutory response time requirements should be removed from the policy.
RT1	Sequential Approach and Retail Impact		✓		Some minor amendments are proposed to make this policy clearer. This should reflect discussion in the Main Issues Report on protecting retail parks from out-of-centre development.
RT2	Out of Centre Proposals	✓			No significant changes proposed.
RT3	Town, District and Neighbourhood Centres		✓		Policy wording only covers Change of Use from Class 1 (Retail). The policy should cover the impact on vitality and viability resulting from all Change of Use proposals. The policy should confirm that an overprovision of one use should not be permitted. A note should also be added to clarify that neighbourhood centres are mapped within the Hierarchy of Centres Supplementary Guidance. Policy should reflect discussion on protecting retail parks from out-of-centre development, and potentially afford them the same guidance regarding Change of Use.

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
RT4	Local Shops	✓			No significant changes proposed.
RT5	Retail Development Serving New Development Areas	✓			No significant changes proposed.
NE1	Green Space Network	✓			No significant amendments required, although it is acknowledged that the clarity of wording could be improved to facilitate the effective implementation of the policy. This policy also contributes to climate change adaptation and mitigation, which should be explicitly acknowledged.
NE2	Green Belt		✓		<p>There is currently no provision made for one-for-one replacement of houses occupying the same footprint as the existing house. Provision should be made for this, subject to specific criteria.</p> <p>Reference is made within the policy to conversions only being acceptable where the building is no longer suitable for the purpose for which it was originally intended. It is proposed that this statement is removed and it is sufficient that the building is of architectural interest and is capable of conversion. There will be a need to ensure this policy protects against attempts to circumvent policy through the construction of new agricultural buildings followed by change of use applications shortly after.</p> <p>Include statement in policy requiring that all proposals for</p>

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
					development within the Green Belt are of the highest quality in terms of siting, scale, design and materials. Revision of Policy R8 and/or Policy NE2 to provide advice for the development of wind turbines in the Green Belt is required.
NE3	Urban Green Space	✓			No significant amendments to the policy are proposed. It is however noted that there are some inaccuracies in the Urban Green Space zonings shown on the LDP Proposals Map (e.g. the Queen's Links leisure park) which should be rectified to reflect discussion in the Main Issues Report..
NE4	Open Space Provision in New Development	✓			No significant changes proposed.
NE5	Trees and Woodlands	✓			No significant changes proposed. A significantly updated Trees and Woodlands Strategy Supplementary Guidance is currently being prepared and there may be scope to show areas of current or proposed woodland in Supplementary Guidance. This policy also contributes to climate change adaptation and mitigation, which should be explicitly acknowledged.
NE6	Flooding and Drainage		✓		There is a need to make reference to all the possible types of flooding (fluvial, pluvial, coastal, rising groundwater, infrastructure failure, roads drainage and sewers) and ensure that all of these are taken account of in development proposals. The policy should also make clear reference to the Flood Risk Management (Scotland) Act 2009. This policy also contributes

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
					to climate change adaptation and mitigation, which should be explicitly acknowledged.
NE7	Coastal Planning		✓		Scotland's draft National Marine Plan has now been published, and this policy should be in-keeping with the national policy priorities set out in the NMP. This policy also contributes to climate change adaptation and mitigation, which should be explicitly acknowledged.
NE8	Natural Heritage		✓		This policy needs to be amended to ensure that all different levels of designated sites are protected, and to clarify what types supporting information will be required under what circumstances. It should also make reference to protecting peat soils from disturbance. This part of the policy will contribute to climate change adaptation and mitigation, which should be explicitly acknowledged. The Proposals Map should also be updated to show the Local Nature Conservation Sites.
NE9	Access and Informal Recreation		✓		The Core Paths Plan will be revised by Proposed Plan stage to take account of the Aberdeen Western Peripheral Route and the deliverability of current Aspirational Paths. Any changes should be reflected within this policy. The policy should also reference wider access rights to land and inland water, and ensure that any temporary impacts on access rights due to construction work are avoided or mitigated.
NE10	Air Quality		✓		This policy should be moved into the Transport section as emissions from transport are the greatest contributor to air quality problems in Aberdeen. The wording of this policy should

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
					be amended to strengthen the importance of tackling air quality issues. There should also be a link to the Air Quality Supplementary Guidance document where greater detail can be found.
R1	Minerals		✓		The policy should be amended to include criteria safeguarding existing (and new) mineral extraction sites from development which would sterilize the mineral resource or compromise the safe operation of a quarry.
R2	Degraded and Contaminated Land	✓			No significant changes proposed.
R3	New Waste Management Facilities		✓		General updates required to text information adjacent to policy. Policy should mention that B11 Business and Industrial Land would be considered an appropriate location for new waste management facilities as this is currently only covered in Policy B1.
R4	Sites for New Waste Management Facilities		✓		Policy should be amended to reflect the outcomes of Waste Management section in the Main Issues Report in terms of the sites identified.
R5	Energy from Waste		✓		Policy should be amended to revise/remove text relating to Supplementary Guidance to be prepared by the Strategic Development Plan Authority depending on the status of this document. The policy should include a requirement for a heat

Policy Ref.	Name of Policy	No Significant Update	Amend Policy	Delete Policy	Comments
					plan to be submitted for energy from waste facility proposals.
R6	Waste Management Requirements for New Development		✓		Text relating to Hill of Tramaud should be removed. The policy should highlight that all developments will require to provide adequate provision for waste. This would also remove any uncertainty regarding Site Waste Management Plans only for housing developments. The policy should include text relating to recycling of construction and demolition waste.
R7	Low and Zero Carbon Buildings		✓		Updates are required to reflect changes in building standards and any changes to the Climate Change (Sc) Act 2009. Structure Plan targets in paragraph 3.103 should also be updated to reflect any adoption of the Strategic Development Plan. The policy and adjacent text regarding Scottish Government review of building standards target should also be updated.
R8	Renewable and Low Carbon Energy Developments		✓		There will be a need to update this policy as a result of any discussion on the Main Issues section on Climate Change. More specifically the first part of Policy R8 could be more specific about the type of site specific considerations that will be taken into account when evaluating any proposals e.g. there is no mention of scale, location, emissions, storage etc. This would ensure tighter compliance with Scottish Planning Policy paragraph 184. Revision of Policy R8 and/or Policy NE2 to provide advice for the development of wind turbines in the Green Belt is required. A reference to Supplementary Guidance on Wind Turbines also needs to be included.

Potential New Policies

Proposed Name of Policy	Why Required?
Design Expectations in the City Centre	This should reflect discussion in the Main Issues Report. A new policy is proposed to consider design quality in the City Centre and for which all applications within the City Centre boundary will be assessed against, no matter the scale of the proposal. We want to make it clear that proposals which do not demonstrate an appropriately high quality design solution will not be supported. The City Centre also has a number of specific design issues which we would address within this policy, including feature lighting and public realm and public art.
Historic Gardens and Designed Landscapes	We intend to remove the text relating to development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland from Policy D5 – Built Heritage and create a new policy specific to this issue.
Archaeology	We intend to delete the existing Archaeology and Planning Supplementary Guidance and move this advice back into a policy.
Noise Mapping	A new policy is required in order to meet the requirements of the Environmental Noise Directive. This policy should offer protection for Noise Management Areas/Quiet Areas and make reference to Supplementary Guidance on noise which will show these areas mapped.
Locking in the Benefits of the Aberdeen Western Peripheral Route	A new policy to address how we intend to lock in the benefits of the Aberdeen Western Peripheral Route once it is built and opened. This should make reference to any road changes/projects that can be taken forward once capacity on the network is increased.
Beach Leisure Area	Currently zoned as NE3 Urban Green Space which is considered inappropriate. It is proposed instead to designate the developed area of the beach as 'Beach and Leisure'. This should reflect discussion in the Main Issues Report.
Vacant Employment Units Above Shops	Working or living above or below shops is already covered by the Harmony of Uses Supplementary Guidance. A new policy would aim to bring vacant units back into use.

Proposed Name of Policy	Why Required?
Housing for Older People and Particular Needs	This should reflect discussion in the Main Issues Report. Increasing pressure from an aging population and people with particular housing needs. There a need to reflect this need in policy to ensure that housing provided meets the needs of the future population.
Communications Infrastructure	The current Local Development Plan contains no policy on communications infrastructure. In light of the expanded Proposed Strategic Development Plan target for all new developments to have the use of modern, up-to-date high-speed telecommunications networks, such as fibre optics and Aberdeen City Council being named as a successful bidder for a share of the £50million Super Connected Cities funding, we consider a policy should be created to fill the gap. This should reflect discussion in the Main Issues Report.
West End Shops	This area is currently zoned as City Centre Business Zone. However, with the proposal to reduce the City Centre and City Centre Business Zone in the Main Issues Report, the shops to the west end of the City Centre would no longer be covered by this designation. Therefore, it is proposed that a new policy is put in place to protect these shops. Any new policy should reflect discussions in the Main Issues Report.

APPENDIX 2 – Potential Changes to Supplementary Guidance to the Aberdeen Local Development Plan 2012 and other Technical Advice Notes and Local and Interim Planning Advice

Supplementary Guidance: Policies

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
The Aberdeen Masterplanning Process		✓		We intend to review this SG in order to reflect an update to the Process which was approved by the Enterprise, Planning and Infrastructure Committee in November 2012. We also intend in our update to ensure the terminology used within the document reflects that which is set out within the Draft Scottish Planning Policy in reference to Design Tools.
Affordable Housing		✓		Strategy on Affordable Housing currently under debate via Main Issues Report. SG to be updated to reflect this.
Air Quality		✓		Some minor text changes may be required to strengthen this document with regards to the importance of tackling air quality issues across the city.
Archaeology and Planning			✓	This SG should be brought back into the LDP as a Policy and the SG deleted.
Bats and Development		✓		Background information will be edited and there should be scope to incorporate the information contained in the 'Bats and Development' document into an overarching 'Natural Heritage' SG (current a Technical Advice Note, see below).

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Buffer Strips Adjacent to Water Bodies		✓		Minor technical updates required. There should be scope to incorporate the information contained in the 'Buffer Strips' document into a new 'Natural Heritage' SG.
Children's Nurseries and Sports Facilities	✓			Recently updated so no significant changes proposed.
The Conversion of Steadings and other Non-Residential Vernacular Buildings in the Countryside		✓		Guidance will be reviewed to consider how the document could be made clearer and more concise. It could be renamed Development in the Countryside and also include guidance on new build.
Design Review Panel	✓			No significant changes proposed.
Development in the Energetica Framework Area	✓			No significant changes proposed.
Drainage Impact Assessments		✓		A thorough review of the DIA SG is currently being carried out by SEPA in conjunction with the City and Shire Councils. There will be scope to incorporate the information contained in the DIA document into a new 'Flooding and Drainage' Supplementary Guidance.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Gypsy and Traveller Sites		✓		Amendments are proposed to ensure that the design specification for temporary halting sites does not require services that are not necessary.
Harmony of Uses		✓		Revise to make the guidance clearer and more concise and also reflect the 'Town Centre First' policy from Draft Scottish Planning Policy.
Hierarchy of Centres		✓		A review of the designated centres within the Hierarchy of Centres is proposed through the Main Issues Report. Retail Parks may also be protected through the Hierarchy. This should reflect discussion in the Main Issues Report.
Householder Development Guide		✓		Minor wording changes may be required to make the document clearer and more concise. Houses in Multiple Occupation section to be removed and added into the new 'Serviced Apartments and Houses in Multiple Occupation' SG.
Infrastructure and Developer Contributions Manual		✓		A review is currently ongoing to update information in the current guidance.
Landscape Guidelines		✓		Guidance will be reviewed to consider how the document could be made clearer and more concise.
Low and Zero Carbon Buildings		✓		The approach to this policy is currently under debate. SG to be updated to reflect any amended approach.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Open Space		✓		Background information will be edited and technical updates undertaken. Further information will be provided on wider access rights as well as guidance on provisions for temporary stopping-up of access rights during construction works.
Shopfronts and Advertisements Design Guide		✓		Review document and consider incorporating Shopfront Security guidance. Reference should be made for opportunities for design innovation and guidance for buildings which propose retail or leisure uses at ground floor when this was not part of the original design of the building. This SG should be relevant city wide, but particularly on Union Street and the wider City Centre.
Shopfront Security			✓	Opportunity to consider merging with Shop Fronts and Advertisements Design Guide
Stone Cleaning			✓	Information contained within this SG to be updated and included within a new 'Traditional Building Care' Technical Advice Note.
Subdivision and Redevelopment of Residential Curtilages		✓		Guidance will be reviewed to consider how the SG could be made clearer and more concise.
Temporary Buildings Design Guide		✓		Guidance will be reviewed to consider how the SG could be made clearer, more concise and more relevant to current context.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Transport and Accessibility		✓		The section on Car Parking standards will be updated following a detailed review of car parking standards across Aberdeen. It may be necessary to make a policy statement on the development of 'new car parks'. Other sections may have minor text changes to make the document more clear and streamlined.
Trees and Woodlands		✓		Only minor changes, including a reduction in the amount of background information and technical updates, are proposed. This SG could also include a Woodland Strategy.
Union Street Frontages		✓		It is proposed that the SG is relaxed to allow a greater flexibility of uses on Union Street. This should reflect discussion in the Main Issues Report. This SG could also give consideration to appropriate uses on the area of Union Street proposed for pedestrianisation.
Waste Management Requirements in New Developments		✓		Update to reflect changing requirements for waste storage, containment and collection. This should reflect discussion in the Main Issues Report.
Wind Turbine Development in Aberdeen City		✓		The guidance in this SG will require to be updated with any new information on constraints. There is not proposed to be any changes in the strategy for wind turbines, but a reflection of the work through the Strategic Framework Wind Review.

Supplementary Guidance: Sites

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Aberdeen Harbour Development Framework	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Balgownie Centre, Bridge of Don Planning Brief			✓	Prepared 2005. Planning permission granted (with legal agreement) June 2013. Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences
BP HQ Development Brief			✓	Prepared 2008. Majority of this site either has planning permission or has been developed. All of OP16 site has been developed.
Broadford Works			✓	Prepared 2001. Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences
Cattofield Reservoir Brief			✓	Prepared 2005. Application currently pending. Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences.
City Centre Development Framework		✓		Document to be updated and a new Vision and Masterplan to be incorporated. This will include the Union Street Conservation Area Appraisal and a number of opportunity site design briefs.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Cove Charette			✓	Prepared 2008. OP72 has planning permission / has been developed. No permission / development on OP75 Stationfields. The Charette does not address this area in much detail. A new Masterplan should be prepared for this area if development proposals progress.
Denburn Valley Planning Brief	✓			Prepared 2004. Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Dubford Development Framework	✓			Planning Permission approved. Brief to be retained and updated to reflect current policy wording until such time as development on site commences.
Fire Station Site, North Anderson Drive Planning Brief			✓	Prepared 2005. Write to Fire Scotland to enquire whether site is still considered surplus to requirements. If so, Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences. Other amendments may be required depending on outcome of discussions with Fire Scotland. If no longer considered surplus then Brief should be deleted.
Former Davidson's Mill Development Framework	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Former Davidson's Mill Phase 1	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Masterplan				
Foresterhill Development Framework		✓		Prepared 2008. Development on site ongoing however we intend to write to NHS Grampian to enquire about progress. Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3). Other amendments may be required depending on outcome of discussions with NHS Grampian.
Friarsfield Development Framework	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Grandhome	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Greenferns Development Framework and Masterplan	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Hillhead Campus Planning Brief			✓	Prepared 2003. Write to University of Aberdeen to enquire whether site is still intended for redevelopment. If so, Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences. Other amendments may be required depending on outcome of discussions with the University. If not short term intentions to develop then Brief should be deleted.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Hopecroft Planning Brief	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Kingswells Development Framework			✓	Majority of this site either has planning permission or has been developed.
Loirston Development Framework	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Maidencraig Masterplan	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Mugiemoss Road, Bucksburn			✓	Superseded by Davidsons Mill Development Framework, so no need to take forward.
North Garthdee Farm Planning Brief	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Oakbank Design Brief			✓	Development onsite nearing completion.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Oldfold Development Framework	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Pinewood Hazledene Planning Brief			✓	Prepared 2004. Planning permission granted (with legal agreement) June 2013. Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences.
Prime Four, Kingswells Development Framework and Phase One Masterplan (OP40)	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Prime Four, Kingswells, Phase Two and Three Masterplan	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
River Don Corridor Framework	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.

Name of Supplementary Guidance (SG)	No Significant Update Required	Amend SG	Delete SG	Comments
Robert Gordon University City Centre Campus Planning Brief	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to the next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Robert Gordon University Garthdee Development Framework	✓			Prepared 2006. Development on site ongoing. Document will need to be reviewed to ensure it contains correct policy references (e.g. to the next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Royal Cornhill Hospital Brief				Application for planning permission currently pending. Future of the document will be considered following the outcome of this application.
Stoneywood Development Framework and Masterplan	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to the next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Urquhart Road Planning Brief			✓	Development onsite nearing completion.
West Huxterstone Masterplan	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to the next ALDP and any new SPP and NPF3), however no significant amendments proposed.

Potential New Supplementary Guidance: Policies

Proposed Name of Supplementary Guidance (SG)	Why Required?
Serviced Apartments and Houses in Multiple Occupation	There has been recent pressure for the development of serviced apartments. However, there is no guidance on how applications for such development should be assessed. Guidance on planning applications for houses in multiple occupation would be included within this Supplementary Guidance.
The Repair and Replacement of Windows and Doors	Guidance currently available via a Technical Advice Note, however it is felt that this topic would benefit from Supplementary Guidance status.
Coastal Planning	Required in context of Marine (Scotland) Act 2010 and in order to supplement Coastal Planning Policy NE7
Natural Heritage	Guidance currently available via a Technical Advice Note, however it is felt that this topic would benefit from Supplementary Guidance status.
Sustainable Urban Mobility Plan (SUMP)	Falls from City Centre Development Framework. Set how the City Centre should develop in terms of transport over the next 20 years. It will address issues such as potential pedestrianisation of the City Centre and possible locations of bus hubs
Tall and/or Bulky Buildings	This should reflect discussion in the Main Issues Report. We intend to produce a new policy on Tall and/or Bulky Buildings which could look at, for example, appropriate locations for such buildings, as well as the positive contribution these buildings must make to the street scene and surrounding environs. We intend to produce a Supplementary Guidance documents to provide further details on the key headings to be outlined in this policy.
Conservation Area Appraisals and Management Plan	This document will continue as Interim Planning Advice until such a time as all Appraisals are completed, after which the documents will progress to become Supplementary Guidance.

Proposed Name of Supplementary Guidance (SG)	Why Required?
Noise	Under the Environmental Noise Directive, Aberdeen City Council is required to publish a Noise Action Plan which must identify Noise Management Areas and Quiet Areas. The Noise Action Plan must be designed to manage noise issues (often arising from transport) within Noise Management Areas and where necessary include actions for noise reduction whilst also protecting Quiet Areas against an increase in noise. The next Local Development Plan will map these Noise Management and Quiet Areas through a Supplementary Guidance document.
Public Realm and Inclusive Environments	We intend to produce new Supplementary Guidance which focuses specifically on public realm and public spaces throughout the city, but particularly within the City Centre, and what we want these areas to contribute to the overall design quality of Aberdeen. We also want to set guidance which looks at wayfinding, an approved palette of materials for street and road surfaces, areas for shelter, street lighting, and where and how public art should be incorporated. This Supplementary Guidance could take the form of a Streetscape Manual in order to guide future public realm projects. As the majority of public realm areas within the City Centre are owned and maintained by Aberdeen City Council, this guidance would have to reflect the priorities of a number of different Councils services in order to be successful. Guidance is also currently lacking on the Council's interpretation of Designing Streets – this could also be addressed within this document.
Flooding and Drainage	The current Drainage Impact Assessment Supplementary Guidance was produced in 2001 and is now outdated. This needs to be updated, and we are considering incorporating it into a new, overarching 'Flooding and Drainage' SG. This could also include guidance on other subjects such as stakeholder roles and responsibilities, Flood Risk Assessment, SUDS, Buffer Strips and culverting.

Potential New Supplementary Guidance: Sites

Proposed Name of Supplementary Guidance	Why Required?
Grandhome	A Development Framework for this site has already been prepared and is adopted as Supplementary Guidance. Any subsequent Masterplans which follow from this will also be progressed to become Supplementary Guidance.
Countesswells	A Development Framework is currently being prepared and, once agreed, will be progressed as Supplementary Guidance. Any subsequent Masterplans which follow from this will also be progressed to become Supplementary Guidance.
Newhills	A Development Framework is currently being prepared and, once agreed, will be progressed as Supplementary Guidance. Any subsequent Masterplans which follow from this will also be progressed to become Supplementary Guidance.
Persley Den (Woodside)	A Masterplan is currently being prepared and, once agreed, will be progressed as Supplementary Guidance.
Prime Four Business Park Kingswells	A Development Framework for this site has already been prepared and is adopted as Supplementary Guidance. Any subsequent Masterplans which follow from this will also be progressed to become Supplementary Guidance.
Former Davidsons Mill Bucksburn	A Development Framework for this site has also been prepared and is adopted Supplementary Guidance. Any subsequent Masterplans which follow from this will also be progressed to become Supplementary Guidance.
North Dee Development Framework	A Development Framework will be progressed to guide infrastructure, development and investment in the Special Employment Area identified in the North Dee (Poynerook) area between Guild Street and the River Dee / the Harbour.

Technical Advice Notes

Technical Advice Notes do not carry the same weight as Supplementary Guidance in determining planning applications but are still treated as material considerations in the decision making process.

Name of Technical Advice Note (TAN)	No Significant Update Required	Amend TAN	Delete TAN	Comments
Natural Heritage			✓	Background information will be edited significantly and the text amended to provide greater clarity on what types of supporting information will be required under what circumstances. This document will then be adopted as full Supplementary Guidance, incorporating information on Bats and Development which is currently in a separate document.
The Repair or Reinstatement of Cast Iron Railings			✓	Information contained within this TAN to be updated and included within a new 'Traditional Building Care' TAN.
The Repair and Replacement Windows or Doors			✓	This TAN should progress as Supplementary Guidance to the next Local Development Plan.
Repointing of Granite Masonry Joints			✓	Information contained within this TAN to be updated and included within a new 'Traditional Building Care' TAN
Retail Impact Assessments	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.

Specifications for, and Reuse of, Traditional Wet Dash Lime Harling			✓	Information contained within this TAN to be updated and included within a new 'Traditional Building Care' TAN
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Potential New Technical Advice Notes

Proposed Name of Technical Advice Note	Why Required?
Design Statements	This should reflect discussion in the Main Issues Report. Required to provide guidance on what Design Statements should contain and why.
Traditional Building Care	A new TAN which will encompass all previous TANs related to this subject (see table above).
Recording of Assets	A new TAN will be considered to determine how best information should be recorded, stored and used where a condition requiring the recording of an asset is attached to a planning or listed building consent.

Local and Interim Planning Advice

Local and Interim Planning Advice documents do not carry the same weight as Supplementary Guidance in determining planning applications but are still treated as material considerations in the decision making process.

Name of Planning Advice	No Significant Update Required	Amend Advice	Delete Advice	Comments
Bon Accord Baths	✓			Document will need to be reviewed to ensure it contains correct policy references (e.g. to next ALDP and any new SPP and NPF3), however no significant amendments proposed.
Conservation Area Character Appraisals and Management Plan		✓		This is a working document which will be reviewed and updated as new Character Appraisals are prepared. The document will eventually progress to become Supplementary Guidance.
Dyce Drive	✓			Prepared 2004. Brief to be retained as Local Planning Advice and updated to reflect current policy wording until such time as development on site commences.
Murcar Development Framework	✓			Planning Permission for large proportion of the site approved. Brief to be retained and updated to reflect current policy wording until such time as development on site commences.

APPENDIX 3 – Use of Policies in Decisions, Appeals and Local Review Bodies

Scottish Government policy guidance advises that evidence is required to inform plan-making, justify the plan's content, and provide a baseline for later monitoring. It is highlighted that information gathering and analysis should serve efficient high quality plan making.

The following assessment seeks to provide evidence and analysis to inform plan making. In doing this it sets out the use of each of the policies and proposals of the Aberdeen Local Development Plan 2012 in planning, listed building and advertisement consent decisions and appeals over the period February 29 2012 to August 30 2013.

The following tables provide evidence of the frequency of use of each of the policies and proposals, in both decisions (delegated and committee) and appeals. It also indicates where the decision has been in accordance with the policy or proposal or against it.

This information provides an indication of the use of these policies and proposals over the plan period and has been used to inform the preparation of the Monitoring Statement.

The following assessment has been broken down into the chapters of the Aberdeen Local Development Plan 2012.

Please note these statistics do not take into account decisions that are not Council decisions, i.e. listed building consents when the building is Council owned, those applications which have been withdrawn either by the Council or by the applicant, permitted development and notifications (demolitions).

The Spatial Strategy

Policy C1 City Centre Development – Regional Centre

Policy C2 City Centre Business Zone and Union Street

Policy LR1 Land Release Policy

Policy LR2 Delivery of Mixed Use Communities

Policy C1: City Centre Development – Regional Centre

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	4	
Approve subject to conditions	Delegated	Approve subject to conditions	9	
Approve subject to conditions	Committee	Approve subject to conditions	8	
Refuse	Committee	Refused	1	
Total Applications (29/02/2012- 30/08/2013)			22	

Policy C2: City Centre Business Zone and Union Street

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	66	
Approve subject to conditions	Delegated	Approve subject to conditions	49	
Approve Time Limited	Delegated	Approve Time Limited	1	
Refuse	Delegated	Refuse	3	
Unconditional Approval	Committee	Unconditional Approval	2	
Approve subject to conditions	Committee	Approve subject to conditions	6	
Approve subject to conditions	Committee	Refused	1	
Total Applications (29/02/2012- 30/08/2013)			130	

Policy LR1: Land Release Policy

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	8	
Approve subject to conditions	Delegated	Approve subject to conditions	17	
Approve Time Limited	Delegated	Approve Time Limited	3	
Approve subject to S75	Delegated	Approve subject to S75	2	
Approve subject to conditions	Committee	Approve subject to conditions	4	
Approve subject to S75	Committee	Approve subject to S75	6	
Total Applications (29/02/2012- 30/08/2013			40	

Policy LR2: Delivery of Mixed Use Communities

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013			0	

Delivering Sustainable Communities

Policy I1 Infrastructure Delivery and Developer Contributions

Policy T1 Land for Transport

Policy T2 Managing the Transport Impact of Development

Policy I1: Infrastructure Delivery and Developer Contributions

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	1	
Approve subject to conditions	Delegated	Approve subject to conditions	18	
Approved Time Limited	Delegated	Approved Time Limited	2	
Unconditional Approval	Committee	Unconditional Approval		
Approve subject to conditions	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Approve subject to S75	3	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to conditions	Committee	Refused	1	
Approve subject to S75	Committee	Refused	1	1
Willingness to approve	Committee	Refused	1	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Total Applications (29/02/2012- 30/08/2013)			30	

Policy T1: Land for Transport

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	1	
Approve subject to conditions	Delegated	Approve subject to conditions	3	
Approve subject to conditions	Committee	Approve subject to conditions	2	
Total Applications (29/02/2012- 30/08/2013)			6	

Policy T2: Managing the Transport Impact of Development

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	27	
Approve subject to conditions	Delegated	Approve subject to conditions	70	
Approve Time Limited	Delegated	Approve Time Limited	1	
Unconditional Approval	Committee	Unconditional Approval	1	
Approve subject to conditions	Committee	Approve subject to conditions	18	Part allowed
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to conditions	Committee	Refuse	1	
Approve subject to S75	Committee	Refuse	1	
Willingness to approve	Committee	Refuse	1	
Refuse	Delegated	Refuse	3	
Refuse	Committee	Refuse	2	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Approve subject to conditions	Committee Visit	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			129	

Promoting High Quality Design

Policy D1 Architecture and Placemaking

Policy D2 Design and Amenity

Policy D3 Sustainable and Active Travel

Policy D4 Aberdeen’s Granite Heritage

Policy D5 Built Heritage

Policy D6 Landscape

Policy D1: Architecture and Placemaking

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	747	
Approve subject to conditions	Delegated	Approve subject to conditions	376	
Approve Time Limited	Delegated	Approve Time Limited	9	
Approve subject to S75	Delegated	Approve subject to S75	1	
Refuse	Delegated	Refuse	27	4
Unconditional Approval	Committee	Unconditional Approval	8	
Unconditional Approval	Committee	Approve subject to conditions	1	
Approve subject to conditions	Committee	Approve subject to conditions	48	1 Appeal sustained conditionally
Approve Time Limited	Committee	Approve Time Limited	2	
Approve subject to S75	Committee	Approve subject to S75	5	
Approve subject to S75	Committee	Approve subject to conditions	2	
Willingness to approve	Committee	Refuse	1	
Unconditional Approval	Site Visits	Unconditional approval	2	
Approve subject to conditions	Site Visits	Approve subject to conditions	4	
Approve subject to S75	Site Visits	Approve subject to S75	1	

Approve subject to conditions	Site Visits	Refuse	1	
Approve subject to S75	Committee	Refuse	2	1
Approve subject to conditions	Committee	Refuse	2	
Unconditional Approval	Committee	Refuse	1	
Refuse	Committee	Refuse	11	
Total Applications (29/02/2012- 30/08/2013			1251	

Policy D2: Design and Amenity

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	11	
Approve subject to conditions	Delegated	Approve subject to conditions	44	
Approve subject to S75	Delegated	Approve subject to S75	1	
Refuse	Delegated	Refuse	5	
Approve subject to conditions	Committee	Approve subject to conditions	14	
Approve subject to S75	Committee	Approve subject to conditions	2	
Approve subject to S75	Committee	Approve subject to S75	3	
Approve subject to S75	Committee	Refuse	1	1
Approve subject to conditions	Committee	Refuse	1	
Willingness to Approve	Committee	Refuse	1	
Approve subject to conditions	Committee Visit	Approve subject to conditions	1	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Approve subject to conditions	Committee Visit	Refuse	1	
Refuse	Committee	Refuse	4	
Total Applications (29/02/2012- 30/08/2013			90	

Policy D3: Sustainable and Active Travel

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	4	
Approve subject to conditions	Delegated	Approve subject to conditions	38	
Refuse	Delegated	Refuse	1	
Approve subject to conditions	Committee	Approve subject to conditions	9	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to conditions	Committee	Refuse	1	
Willingness to approve	Committee	Refuse	1	
Approve subject to S75	Committee	Refuse	1	
Refuse	Committee	Refuse	3	
Approve subject to conditions	Committee Visit	Approve subject to conditions	1	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Refuse	Committee Visit	Unconditional Approval	1	
Refuse	Committee Visit	Refuse	2	
Total Applications (29/02/2012- 30/08/2013)			65	

Policy D4: Aberdeen's Granite Heritage

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	9	
Approve subject to conditions	Delegated	Approve subject to conditions	31	
Refuse	Delegated	Refuse	2	
Approve subject to conditions	Committee	Approve subject to conditions	3	
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to S75	Committee	Refuse	1	1
Refuse	Committee	Refuse	3	
Total Applications (29/02/2012- 30/08/2013)			50	

Policy D5: Built Heritage

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	151	
Approve subject to conditions	Delegated	Approve subject to conditions	156	
Approve Time Limited	Delegated	Approve Time Limited	2	
Refuse	Delegated	Refuse	21	1
Unconditional Approval	Committee	Unconditional Approval	2	
Approve subject to conditions	Committee	Approve subject to conditions	22	
Approve subject to S75	Committee	Approve subject to S75	2	
Approve subject to conditions	Committee Visit	Approve subject to conditions	1	
Approve subject to conditions	Committee	Refuse	1	
Approve subject to S75	Committee	Refuse	1	
Refuse	Committee	Refuse	3	
Total Applications (29/02/2012- 30/08/2013)			363	

Policy D6: Landscape

Application Status	Delegated or Committee	Decision	Total Applications	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	4	
Approve subject to conditions	Delegated	Approve subject to conditions	22	
Refuse	Delegated	Refuse	1	
Approve subject to conditions	Committee	Approve subject to conditions	14	
Approve subject to conditions	Committee Visit	Approve subject to conditions	1	
Refuse	Committee Visit	Unconditional Approval	1	
Refuse	Committee Visit	Refuse	2	
Approve subject to S75	Committee	Refuse	1	
Refuse	Committee	Refuse	5	
Total Applications (29/02/2012- 30/08/2013			51	

Supporting Business and Industrial Development

Policy BI1 Business and Industrial Land

Policy BI2 Specialist Employment Land

Policy BI3 West End Office Area

Policy BI4 Aberdeen Airport and Aberdeen Harbour

Policy BI5 Pipelines and Control of Major Accident Hazards

Policy BI1: Business and Industrial Land

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	90	
Approve subject to conditions	Delegated	Approve subject to conditions	68	
Approve Time Limited	Delegated	Approve Time Limited	5	
Approve subject to S75	Delegated	Approve subject to S75	2	
Refuse	Delegated	Refuse	1	
Approve subject to conditions	Committee	Approve subject to conditions	8	
Approve Time Limited	Committee	Approve Time Limited	1	
Total Applications (29/02/2012- 30/08/2013)			175	

Policy BI2: Specialist Employment Area

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	9	
Approve subject to conditions	Delegated	Approve subject to conditions	7	
Approve subject to S75	Delegated	Approve subject to S75	1	
Refuse	Delegated	Refuse	1	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Total Applications (29/02/2012- 30/08/2013)			19	

Policy BI3: West End Office Area

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	13	
Approve subject to conditions	Delegated	Approve subject to conditions	16	
Refuse	Delegated	Refuse	3	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			34	

Policy BI4: Aberdeen Airport and Aberdeen Harbour

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	20	
Approve subject to conditions	Delegated	Approve subject to conditions	13	
Approve subject to conditions	Committee	Approve subject to conditions	7	Appeal sustained conditionally
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			41	

Policy BI5: Pipelines and Controls of Major Accident Hazards

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	6	
Approve subject to conditions	Delegated	Approve subject to conditions	4	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Approve subject to S75	1	
Total Applications (29/02/2012- 30/08/2013)			12	

Meeting Housing and Community Needs

Policy H1	Residential Areas
Policy H2	Mixed Use Policy
Policy H3	Density
Policy H4	Housing Mix
Policy H5	Affordable Housing
Policy H6	Gypsy and Traveller Caravan Sites
Policy H7	Gypsy and Traveller Requirements for New Residential Developments
Policy H8	Housing and Aberdeen Airport
Policy CF1	Existing Community Sites and Facilities
Policy CF2	New Community Facilities

Policy H1: Residential Areas

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	859	
Approve subject to conditions	Delegated	Approve subject to conditions	287	
Approve Time Limited	Delegated	Approve Time Limited	5	
Refuse	Delegated	Refuse	12	2
Unconditional Approval	Committee	Unconditional Approval	6	
Approve subject to conditions	Committee	Approve subject to conditions	49	1 part sustained
Approve Time Limited	Committee	Approve Time Limited	2	
Approve subject to S75	Committee	Approve subject to S75	2	
Approve subject to S75	Committee	Approve subject to conditions	2	
Unconditional Approval	Committee	Approve subject to conditions	2	
Unconditional Approval	Committee Visit	Unconditional Approval	2	
Approve subject to	Committee	Approve subject	3	

conditions	Visit	to conditions		
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Approve subject to conditions	Committee Visit	Refuse	2	
Approve subject to conditions	Committee	Refuse	1	
Unconditional Approval	Committee	Refuse	2	
Approve subject to S75	Committee	Refuse	1	1
Refuse	Committee	Refuse	7	
Total Applications (29/02/2012- 30/08/2013			1245	

Policy H2: Mixed Use Policy

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	39	
Approve subject to conditions	Delegated	Approve subject to conditions	29	
Approve Time Limited	Delegated	Approve Time Limited	1	
Approve subject to S75	Delegated	Approve subject to S75	1	
Refuse	Delegated	Refuse	6	
Approve subject to conditions	Committee	Approve subject to conditions	15	
Approve subject to S75	Committee	Approve subject to S75	2	
Willingness to approve	Committee	Refuse	1	
Approve subject to conditions	Committee	Refuse	2	
Approve subject to S75	Committee	Refuse	1	1
Total Applications (29/02/2012- 30/08/2013			97	

Policy H3: Density

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	4	
Approve subject to conditions	Committee	Approve subject to conditions	2	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Approve subject to S75	2	
Willingness to approve	Committee	Refuse	1	
Refuse	Committee	Refuse	1	
Approve subject to S75	Committee	Refuse	1	1
Total Applications (29/02/2012- 30/08/2013)			12	

Policy H4: Housing Mix

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	3	
Approve subject to S75	Committee	Approve subject to S75	2	
Approve subject to S75	Committee	Refuse	1	1
Total Applications (29/02/2012- 30/08/2013)			6	

Policy H5: Affordable Housing

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	5	
Approve subject to S75	Delegated	Approve subject to S75	1	
Approve subject to conditions	Committee	Approve subject to conditions	2	
Approve subject to S75	Committee	Approve subject to S75	3	
Approve subject to S75	Committee Visit	Approve subject to conditions	1	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Refuse	Committee Visit	Refuse	1	
Approve subject to conditions	Committee	Refuse	1	
Refuse	Committee	Refuse	1	1
Total Applications (29/02/2012- 30/08/2013)			16	

Policy H6: Gypsy and Traveller Caravan Sites

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013)			0	

Policy H7: Gypsy and Traveller Requirements for New Residential Developments

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013)			0	

Policy H8: Housing and Aberdeen Airport

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Refuse	Delegated	Refuse	2	1
Total Applications (29/02/2012- 30/08/2013)			2	

Policy CF1: Existing Community Sites and Facilities

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	25	
Approve subject to conditions	Delegated	Approve subject to conditions	9	
Approve Time Limited	Delegated	Approve Time Limited	3	
Approve subject to conditions	Committee	Approve subject to conditions	3	
Total Applications (29/02/2012- 30/08/2013			40	

Policy CF2: New Community Facilities

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	1	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Total Applications (29/02/2012- 30/08/2013			2	

Supporting Retail Centres

Policy RT1 Sequential Approach and Retail Impact

Policy RT2 Out of Centre Proposals

Policy RT3 Town, District and Neighbourhood Centres

Policy RT4 Local Shops

Policy RT5 Retail Development Serving New Development Areas

Policy RT1: Sequential Approach and Retail Impact

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	7	
Approve subject to conditions	Delegated	Approve subject to conditions	3	
Approve subject to conditions	Committee	Approve subject to conditions	2	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			13	

Policy RT2: Out of Centre Proposals

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			1	

Policy RT3: Town, District, and Neighbourhood Centres

Application Status	Delegated Committee	or	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated		Unconditional Approval	23	
Approve subject to conditions	Delegated		Approve subject to conditions	8	
Refuse	Delegated		Refuse	1	
Approve subject to conditions	Committee		Approve subject to conditions	7	1 part upheld
Refuse	Committee		Refuse	1	
Total Applications (29/02/2012- 30/08/2013)				40	

Policy RT4: Local Shops

Application Status	Delegated Committee	or	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated		Unconditional Approval	2	
Approve subject to conditions	Committee		Approve subject to conditions	1	
Total Applications (29/02/2012- 30/08/2013)				3	

Policy RT5: Retail Development Serving New Development Areas

Application Status	Delegated Committee	or	Decision	Total Number	Allowed on Appeal
Policy has not been used to date					
Total Applications (29/02/2012- 30/08/2013)				0	

Protecting and Enhancing the Natural Environment

Policy NE1	Green Space Network
Policy NE2	Green Belt
Policy NE3	Urban Green Space
Policy NE4	Open Space Provision in New Development
Policy NE5	Trees and Woodlands
Policy NE6	Flooding and Drainage
Policy NE7	Coastal Planning
Policy NE8	Natural Heritage
Policy NE9	Access and Informal Recreation
Policy NE10	Air Quality

Policy NE1: Green Space Network

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	13	
Approve subject to conditions	Delegated	Approve subject to conditions	21	
Approve subject to S75	Delegated	Approve subject to S75	2	
Refuse	Delegated	Refuse	1	
Approve subject to conditions	Committee	Approve subject to conditions	8	
Unconditional Approval	Committee	Unconditional Approval	2	
Unconditional Approval	Committee	Approve subject to conditions	1	
Unconditional Approval	Committee	Refuse	1	
Approve subject to conditions	Committee Visit	Approve subject to conditions	1	
Refuse	Committee Visit	Unconditional Approval	1	

Refuse	Committee Visit	Refuse	2	
Refuse	Committee	Refuse	3	
Total Applications (29/02/2012- 30/08/2013			56	

Policy NE2: Green Belt

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	42	
Approve subject to conditions	Delegated	Approve subject to conditions	47	
Refuse	Delegated	Refuse	6	1
Approve subject to conditions	Committee	Approve subject to conditions	4	
Unconditional Approval	Committee	Unconditional Approval	2	
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to conditions	Committee Visit	Approve subject to conditions	1	
Refuse	Committee Visit	Unconditional Approval	1	
Refuse	Committee Visit	Refuse	2	
Refuse	Committee	Refuse	3	
Total Applications (29/02/2012- 30/08/2013			109	

Policy NE3: Urban Green Space

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	7	
Approve subject to conditions	Delegated	Approve subject to conditions	6	
Approve subject to conditions	Committee	Approve subject to conditions	10	
Unconditional Approval	Committee	Unconditional Approval	2	
Unconditional Approval	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Refuse	1	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013			28	

Policy NE4: Open Space Provision in New Development

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	2	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to conditions	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013			5	

Policy NE5: Trees and Woodlands

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	7	
Approve subject to conditions	Delegated	Approve subject to conditions	46	
Refuse	Delegated	Refuse	4	1
Approve subject to conditions	Committee	Approve subject to conditions	10	
Unconditional Approval	Committee	Unconditional Approval	1	
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Refuse	1	
Approve subject to conditions	Committee	Refuse	1	
Refuse	Committee Visit	Refuse	1	
Refuse	Committee	Refuse	5	
Total Applications (29/02/2012- 30/08/2013)			78	

Policy NE6: Flooding and Drainage

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	3	
Approve subject to conditions	Delegated	Approve subject to conditions	26	
Approve subject to conditions	Committee	Approve subject to conditions	5	
Approve subject to S75	Committee	Approve subject to S75	2	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee	Refuse	1	1
Approve subject to conditions	Committee	Refuse	1	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			40	

Policy NE7: Coastal Planning

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	1	
Approve subject to conditions	Delegated	Approve subject to conditions	1	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Total Applications (29/02/2012- 30/08/2013)			3	

Policy NE8: Natural Heritage

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	1	
Approve subject to conditions	Delegated	Approve subject to conditions	6	
Approve subject to conditions	Committee	Approve subject to conditions	7	
Approve subject to S75	Committee	Approve subject to S75	1	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			16	

Policy NE9: Access and Informal Recreation

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	2	
Approve subject to conditions	Committee	Approve subject to conditions	3	
Refuse	Committee	Refuse	2	
Total Applications (29/02/2012- 30/08/2013)			7	

Policy NE10: Air Quality

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	1	
Approve subject to conditions	Committee	Approve subject to conditions	1	
Total Applications (29/02/2012- 30/08/2013)			2	

Using Resources Sustainably

- Policy R1 Minerals**
- Policy R2 Degraded and Contaminated Land**
- Policy R3 New Waste Management Facilities**
- Policy R4 Sites for New Waste Management Facilities**
- Policy R5 Energy from Waste**
- Policy R6 Waste Management Requirements for New Development**
- Policy R7 Low and Zero Carbon Buildings**
- Policy R8 Renewables and Low Carbon Energy Developments**

Policy R1: Minerals

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013			0	

Policy R2: Degraded and Contaminated Land

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Approve subject to conditions	Delegated	Approve subject to conditions	8	
Approve subject to S75	Committee	Approve subject to S75	1	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Total Applications (29/02/2012- 30/08/2013			10	

Policy R3: New Waste Management Facilities

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013			0	

Policy R4: Sites for New Waste Management Facilities

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013)			0	

Policy R5: Energy from Waste

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Policy has not been used to date				
Total Applications (29/02/2012- 30/08/2013)			0	

Policy R6: Waste Management Requirements for New Development

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	4	
Approve subject to conditions	Delegated	Approve subject to conditions	21	
Refuse	Delegated	Refuse	3	
Approve subject to conditions	Committee	Approve subject to conditions	9	
Approve subject to S75	Committee	Approve subject to conditions	1	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Approve subject to conditions	Committee Visit	Refuse	1	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			41	

Policy R7: Low and Zero Carbon Buildings

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	4	
Approve subject to conditions	Delegated	Approve subject to conditions	49	
Refuse	Delegated	Refuse	6	
Approve subject to conditions	Committee	Approve subject to conditions	12	
Approve subject to S75	Committee	Approve subject to S75	2	
Approve subject to S75	Committee Visit	Approve subject to S75	1	
Approve subject to S75	Committee	Approve subject to conditions	2	
Willingness to Approve	Committee	Refuse	1	
Approve subject to S75	Committee	Refuse	1	1
Approve subject to conditions	Committee Visit	Refuse	1	
Refuse	Committee Visit	Refuse	1	
Refuse	Committee	Refuse	3	
Total Applications (29/02/2012- 30/08/2013)			83	

Policy R8: Renewable and Low Carbon Energy Developments

Application Status	Delegated or Committee	Decision	Total Number	Allowed on Appeal
Unconditional Approval	Delegated	Unconditional Approval	4	
Approve subject to conditions	Delegated	Approve subject to conditions	7	
Unconditional Approval	Committee	Unconditional Approval	12	
Approve subject to conditions	Committee	Approve subject to conditions	10	
Refuse	Committee	Refuse	1	
Total Applications (29/02/2012- 30/08/2013)			34	