Aberdeen Local Development Plan

Call for Sites 2025

Aberdeen City Council is carrying out a Call for Sites between 28 July and 20 October 2025 to support the content of the next Local Development Plan (LDP). This new plan will cover the 10 year period from 2028 to 2038, and will be the first LDP prepared by the Council under the changes to the planning system introduced by the Planning etc. (Scotland) Act 2019. The deadline for Call for Sites submissions is 20 October 2025.

The Call for Sites stage provides an opportunity for communities, developers, landowners and/or their agents to suggest sites they think should be considered for future development through the next LDP. This stage allows for a variety of land uses to be suggested, including housing, employment, retail, leisure, tourism, community infrastructure and other types of development. You can also suggest for a site to be retained (for example if it is allocated in the existing LDP but not developed) or protected for existing uses. You do not need to own a site to make a submission, but you should inform the landowner of your proposals before a site is submitted.

In order to allow sites to be properly assessed, the Planning Authority requires information that is complete, accurate, timely and proportional to the size and complexity of the proposed development. Providing information that meets these requirements is essential for the consideration of the site during the site assessment process. NPF4 emphasises the importance of deliverability of the proposed sites. It is therefore essential that each submission provides as full a site justification as possible. Only those submissions that show an acceptable level of deliverability will be considered for allocation. The Council is using the Local Development Plan: Site Assessment and SEA Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found here **The New LDP - What's it all about?**

Submissions to the Call for Sites should have regard to the **Aberdeen City Evidence Report** and Scotland's **National Planning Framework 4**. Both are key reference documents for your submission. The Evidence Report is an overview of key evidence relating to the preparation of LDP and the direction of its spatial strategy, detailed policies and proposals. NPF4 has national planning polices, and associated outcomes, which the preparation of LDP must take into account and which any potential new allocations must clearly address.

Please note an existing site allocation in the extant Aberdeen Local Development Plan 2023 does not imply it will automatically be considered suitable for allocation in the next LDP. Existing sites within the extant Aberdeen Local Development Plan

2023, which have not commenced development, will be reassessed for inclusion in the next LDP and therefore developers / agents must submit a new bid to be considered for continued inclusion.

Sites that have been included in a **registered** Local Place Plan do not need to be submitted again.

Submitting Your Ideas

The Call for Sites is now open and submissions can be made. Please ensure your proposal is with us by 20 October 2025. Ideas should be submitted using this online survey form. Please email: ldp@aberdeencity.gov.uk if you wish to discuss alternative arrangements.

Other links and documents that might be useful can be found here **The New LDP - What's it all about?** We recommend signing-up to commonplace as this will allow you to save your progress as you complete the survey: **commonplace / sign-up**

Your privacy is important to us and a **Privacy Notice** is available, detailing what information we collect from you, what we do with it, and who it might be shared with for the purposes of the Local Development Plan.

Call for Ideas

In parallel there is the separate 'Call for Ideas' process currently ongoing that can be **found here.** The 'Call for Ideas' is an open invitation for the public and stakeholders to share their suggestions, proposals, or creative ideas about a specific site, topic, or project. It's a way to gather a wide range of perspectives and innovative thinking, helping to shape and inform the future Local Development Plan.

Stay in Touch

You can subscribe to receive the latest news and updates on the Local Development Plan at **Have Your Say Today - Local Development Plan - Commonplace**

This document summarises the online survey questions that will be used during the Call for Sites stage of the emerging LDP. It includes guidance all the key information requested, but does not cover less technical, secondary, questions may omit some of the secondary queries. The list below is created to guide interested parties through the completion of the survey, but does not supersede the content shown in the online version. Mandatory questions are marked with an asterisk (*)

1	Contact Details	
1.1*	Your Full Name	
1.2*	Organisation (if applicable)	
1.3*	Correspondence Address and Postcode	
1.4*	Contact Telephone	
1.5*	Contact Email Address	

2	Ownership	
2.1a*	What is your interest in the site? (you can choose more than one answer)	☐ I/we are a landowner of the site
		☐ I/we are the prospective developer of the site
		☐ I/we are the planning consultant or land agent
		☐ Other
2.1b	If other, please specify:	

If you are the landowner of the site, please go to directly to section 3.

2	Ownership	
2.2	If applicable, have you notified the landowner(s) of your intention to submit the site to the call for sites?	☐ Yes
		☐ No
2.3	If there is any formal agreement (such as an option or partnership agreement) in place to sell or develop the land, please detail this here. Include the expiry date of any formal agreement and (if applicable) the name of the developer(s) that are signatory to the agreement.	
2.4	Name of Landowner (Organisation or individual)	

2.5	Correspondence address and postcode of landowner	
2.6	Contact telelphone	
2.7	Contact Email Address	
2.8	Is the above landowner the sole owner? If not please provide further details here.	

3	**Site Details**	
3.1*	What name would you like the site to be known by? (If the site is currently included within the ALDP2023 please use the OP site number)	
3.2*	Site address (if no address, please describe location and provide national grid reference)	
3.3*	What is the existing use of the site?	
3.4*	What is the estimated site area in hectares?	
3.5	Does the proposal include re-use of any buildings on site? If so, please provide details.	

Council's Online Planning Register

3	**Site Details**	
3.6	Please summarise the relevant planning history of the site (if any). Include relevant planning application reference numbers if	

	known, these can be found by searching the Council's Online Planning Register (link above).	
3.7a*	Please indicate the site boundary (map in commonplace)	
3.7b	Please upload sites photos if available (portal in commonplace)	

4	**Proposal**	
4.1a*	Proposed use (select all relevant)	☐ Housing
		☐ Employment
		☐ Mixed use
		☐ Retail
		☐ Other
4.1b	If other, please specify	
4.2	If the proposal is employment/retail or other please indicate the m2.	
4.3	If the proposal is mixed use, please provide further detail. Please indicate the no. of proposed housing units, type and tenure and the m2 of employment / retail / other uses that are proposed	
4.4	If the proposal includes housing, please provide further detail. Please indicate the proposed tenure, type and number of units e.g.150 houses for private sale, 20 flats for affordable housing.	
4.5	If the proposal includes housing, what is the proposed percentage of affordable housing?	

	Please detail delivery partners if known:	

Summary of Use Classes and Changes of Use

4	**Contact Details**	
4.6	If the proposal is employment or other uses please provide further detail. E.g. Class 1A. Shops and financial, professional and other services m2. (Detail of Use Classes can be found above).	

5	**Legal and Deliverability**	
5.1a*	Has the site been subject of previous discussions with the Council?	☐ Yes ☐ No
5.1b	If yes, please provide details:	
5.2a*	Has the site been subject of a bid to a previous LDP?	☐ Yes ☐ No
5.2b	If yes, please provide the bid reference number and any further details:	
5.3a*	Is the site currently being marketed?	☐ Yes ☐ No
5.3b	If yes, please provide details:	
5.3c*	What evidence is there for market demand for the proposed use or uses at the site? Is the site currently under option to a developer or do you have an occupier in mind?	
5.4a*	Have you undertaken assessment with regards to financial viability and found that	☐ Yes ☐ No

	the proposal is deliverable?	
5.4b	Please provide details	
5.5	Is finance in place and if so in what form?	
5.6	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc?	
5.7	Are there any other legal factors that might prevent or restrict development of the site? (e.g. ransom strips / issues with accessing the site etc.)	
5.8*	What is the anticipated phasing for the site's development from 2028, i.e. the year of the next LDP's programmed adoption? You can choose more than one answer.	☐ Short term: years 1-3 (2028/29 - 2030/31)
		☐ Medium term: years 4-6 (2031/32 - 2033/34)
		☐ Long term: years 7-10 (2034/35 - 2037/38)
		☐ More than 10 years (2038/39 onwards)
5.9	For housing proposals, please indicate the forecasted completion rate of the houses per year, from 2028 onwards.	
5.10*	From the following options, please select all the on-site and off-site constraints you are currently aware of (if any) which would have to be addressed, and explain how these will be overcome.	☐ Availability of land for development such as ownerships, land assembly, ransom strips, active current uses etc.
		☐ Level of interest/demand such as lack of active developer interest, market demand, poor marketability etc.
		☐ Physical such as gradient, demolition, drainage, pipelines, Scottish Water mains, pylons, aspect, current and future flood risk, ground instability, contamination, rights or wayleaves across the site etc.
		☐ Environmental protection considerations such as biodiversity, trees, woodland and hedgerows, built heritage, the Green Belt, landscape and visual impacts, air quality, noise, other amenity issues etc.
		☐ Infrastructure such as limited active travel network, limited public transport, lack of footway provision, roads, school and primary health

		capacity, Scottish Water connections/capacity, utilities etc.
		☐ Financial such as significant abnormal costs associated with developing the site.
		☐ Other
		☐ None
5.11	Please indicate how these constraints (above) will be overcome.	

6	**Masterplanning**	
6.1a*	Has an indicative masterplan or layout been prepared for the site's proposed development?	☐ Yes
		☐ No
6.1b	If yes, please give details and provide a copy of the masterplan or layout. (portal in commonplace)	

7	**Community**	
7.1a*	Has the local community been given the opportunity to influence/partake in the development proposal?	☐ Yes
		☐ No
7.1b	If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place, please detail how you will do so in the future.	

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Please provide details of facilities which you anticipate may be required through developer contributions from the development in the following

questions. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

This **Map** shows school catchments.

School Role Forecast:**Schools pupil roll forecasts | Aberdeen City Council**

7	Community	
7.2*	Does the development proposal give any benefits to the community? If so, what benefits does would the development bring, and how would they likely be delivered?	
7.3	If you are proposing housing, have you discussed your proposals with NHS Grampian?	☐ Yes
		☐ No
7.4	If you are proposing housing, is there capacity in the local secondary and, primary schools to accommodate the children that would be living in the proposed development? If not, how do you propose to address the capacity issues? (link to school roles and catchments above)	

The following resources might also be useful for the completion of the following section:

SEPA Flood maps

NPF4

Conservation Areas

The Carbon and Peatland map 2016

Aberdeen Planning Guidance 2023: Airport and Perwinnes Radar

Pipeline Notification Area

Aberdeen Core Paths

School catchments **Map**

School role **Forecast**

Aberdeen Planning Guidance 2023: **Open Space and Green Infrastructure**

8	Sustainable Development and Design	
8.1*	Have you applied principles of sustainable siting and design to your site?	☐ Yes
		☐ No
8.2*	Exposure (does the site currently have)	☐ Little shelter from northerly winds
		☐ Some shelter from northerly winds
		☐ Good shelter from northerly winds
8.3*	Aspect (is the site mainly)	☐ North Facing
		☐ East or west facing
		☐ South, south west or south east facing
8.4a*	Slope (do any parts of the site have a gradient greater than 1 in 12?)	☐ Yes
		☐ No
8.4b	If yes please provide details, e.g. approx. what area (hectares or %)	
8.5a*	Is any part of the site at risk of flooding, or has previously flooded?	☐ Yes
		☐ No
8.5b	If yes, please provide further details:	
8.6*	How does the SEPA Flood Map categorise the site in terms of risk?	☐ Little or No Risk
		☐ Low to Medium Risk
		☐ Medium to High Risk
8.7a*	If applicable, please describe how the site's proposed development will	

	address the flooding issues in accordance with the NPF4 Policy 22 and its policy outcomes? Has a flooding strategy been developed for the site?	
8.7b*	Has a Flood Risk Assessment been carried out ?	☐ Yes ☐ No
8.7c	If applicable, please submit Flood Risk Assessment. (portal in commonplace)	
8.8*	Have discussions been had with the Council's flooding team?	☐ Yes ☐ No
8.9*	Have discussion been had with SEPA or Scottish Water?	☐ Yes ☐ No
8.10a	What are the site's proposed arrangements for foul and surface water drainage? Please give details:	
8.10b	If ground investigations have been carried out then please include details within your submission. (portal in commonplace)	
8.11a*	Is a water connection available onsite or up to the site boundary?	☐ Yes ☐ No
8.11b	If applicable please provide details:	
8.12a*	Is a gas connection available onsite or up to the site boundary?	☐ Yes ☐ No
8.12b	If applicable please provide details:	

8.13a*	Is an electricity connection available onsite or up to the site boundary?	☐ Yes ☐ No
8.13b	If applicable, please provide details:	
8.14*	Is there digital connectively available?	
8.15*	How will the site's proposed development meet its energy needs from zero or low carbon sources? Such as solar, wind, hydro, district heating, heat pumps etc.?	
8.16a*	Built and Cultural Heritage, is the site located in a conservation area?	☐ Yes ☐ No
8.16b*	Built and Cultural Heritage, would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?	☐ No loss or disturbance ☐ Some potential loss or disturbance ☐ Significant loss or disturbance
8.16c	If an archaeological assessment or cultural heritage impact assessment has been carried out then please include this within your submission. (portal in commonpalce)	
8.17a*	Natural conservation, would the development of the site lead to the loss or disturbance of any wildlife habitats or species?	☐ No loss or disturbance ☐ Some potential loss or disturbance ☐ Significant loss or disturbance

8.17b	If ecological studies, such as initial habitat surveys and protected species surveys have been carried out then please include these within your submission. (portal in commonplace)	
8.18*	NPF4 recognises that Scotland is in a biodiversity crisis. How will the site's development restore, conserve and/or achieve enhancement of local biodiversity? How will the development contribute to the building and strengthening of nature networks and the green space network?	
8.19*	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	
8.20	Landscape features, would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?	☐ No loss or disturbance ☐ Some potential loss or disturbance ☐ Significant loss or disturbance
8.21a	If the proposed development would affect existing woodlands, protected trees or other trees or	

	hedgerows then please summarise the anticipated effects here?	
8.21b	If a recent tree survey and/or tree constraints plan has been prepared then please include these within your submission. (portal in commonplace)	
8.22a*	Landscape fit, would the development be intrusive into the surrounding landscape?	☐ No intrusion
		☐ Slight intrusion
		☐ Significant intrusion
8.23*	Relationship to existing settlements:	☐ Well related to existing settlement
		☐ Partially related
		☐ Unrelated (essentially a new settlement)
8.24*	Land use mix, will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?	☐ Significant contribution
		☐ Some contribution
		☐ No contribution
8.25a*	Contamination, are there any contamination or waste tipping issues with the site?	☐ No contamination or tipping present
		☐ Some potential contamination or tipping present
		☐ Significant contamination or tipping present
8.25b	If any site investigation reports have been carried out then please include these. (portal in commonplace)	
8.26a*	Will the site impact on any water courses?	☐ Yes
		☐ No
8.26b	If appropriate provide details:	
8.27a*	Does the development site	☐ Yes
		☐ No

	contain carbon-rich soils or peatland? (SNH peat and carbon rich soil map link is available above)	
8.27b	If applicable please provide details below:	
8.28*	Is the development site within Aberdeen International Airport's 57dB LAeg noise contours? (link to map above)	☐ Yes ☐ No
8.29*	Is the development site within a pipeline notification area? (link to map above)	☐ Yes ☐ No
8.30a*	Land use conflict, would the development conflict with adjoining land uses or have any air quality or noise issues?	☐ No conflict ☐ Some potential conflict ☐ Significant conflict
8.30b	If any assessments have been carried out relating to dust, smell, noise etc then please include these in your submission. (portal in commonplace	
8.31	If there are significant or potential land use conflicts expected, then what mitigation measures are proposed?	
8.32*	Please include details of how the site will be accessed by pedestrians, cyclists, public transport and	

	private vehicles. If the site includes non-residential proposals then please also describe how deliveries or other relevant vehicular movements will be accommodated.	
8.33a*	Does capacity exist in the local transport network to accommodate the proposed development?	☐ Yes ☐ No
8.33b	If appropriate provide details:	
8.34a*	Are any off-site improvements to the transport network required?	
8.34b	If a Transport Assessment has been carried out then please include this within your submission. (portal in commonplace)	
8.35a*	Is vehicular access required onto a Trunk Road?	☐ Yes ☐ No
8.35b	If yes, has contact been made with Transport Scotland?	☐ Yes ☐ No
8.36*	Please include any details of how the proposal seeks to support local living in line with NPF4 Policy 15.	
8.37a*	Accessibility, is the site currently accessible to bus, rail, or major road network?	☐ Yes ☐ No
The following distances have been used as a guide for assessment:		

• Within 400m • Between 400-800m • More than 800m		
8.37b*	Bus Route	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.37c*	Rail Station	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.37d*	Major Road	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.38a*	Proximity to services and facilities, how close are community facilities?	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.38b*	Proximity to services and facilities, how close are local shops?	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.38c*	Proximity to services and facilities, how close are sports facilities?	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.38d*	Proximity to services and facilities, how close are public transport networks?	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.38e*	Proximity to services and facilities, how close is the primary school?	☐ Within 400m
		☐ Between 400-800m
		☐ More than 800m
8.39a*	Footpath and cycle connections, are there any existing, direct, footpath and cycle connections to community and recreation facilities or employment?	☐ Good range of connections
		☐ Limited range of connections
		☐ No available connections
8.39b	Please provide the Core Path number if a core path is	

	present (map available above)	
8.40*	Proximity to employment opportunities, are there any existing employment opportunities within 1.6km for people using or living in the development you propose?	☐ None
		☐ Limited
		☐ Significant

Aberdeen, along with North Ayrshire and South Lanarkshire, has been confirmed as one of three **Marmot Places** in Scotland. Aberdeen will seek to embed the eight Marmot Principles within the Proposed Plan. The Marmot Principles:

Principle
Give every child the best start in life.
Enable all children, young people and adults to maximise their capabilities and control over their lives.
Create fair employment and good work for all.
Ensure a healthy standard of living for all.
Create and develop healthy and sustainable places and communities.
Strengthen the role and impact of ill health prevention.
Tackle racism, discrimination and their outcomes.
Pursue environmental sustainability and health equity together.

9	**Other**	
9.1a*	Please select the Marmot Principles that the proposed site will contribute positively towards.	☐ Give every child the best start in life.
		☐ Enable all children, young people and adults to maximise their capabilities and control over their lives
		☐ Create fair employment and good work for all.
		☐ Ensure a healthy standard of living for all.
		☐ Create and develop healthy and sustainable places and communities.
		☐ Strengthen the role and impact of ill health prevention.
		☐Tackle racism, discrimination and their outcomes.

		☐ Pursue environmental sustainability and health equity together.
9.1b*	Please provide detail of how the proposed site will contribute to the principle(s) selected.	
9.2	Provide any other information which you feel is relevant but not covered in the form.	