

Tom Walsh  
Senior Planner SDP  
Aberdeen City and Shire SDPA

By email:  
[TWalsh@aberdeencity.gov.uk](mailto:TWalsh@aberdeencity.gov.uk)

Our ref: A29215946  
12 August 2020

Dear Tom

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
ABERDEEN CITY AND SHIRE STRATEGIC DEVELOPMENT PLAN – MINISTERIAL  
APPROVAL**

The Scottish Ministers have decided to approve the above plan with modifications. In reaching their decision they have considered the issues raised in representations made in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) (“the Planning Act”) and the report of the examination conducted under Section 12 of the Planning Act.

The Scottish Ministers approve the Aberdeen City and Shire Strategic Development Plan with the modifications specified in the Annex to this letter. Part 1 of the Annex relates to the issues considered in the Examination Report. Ministers accept the reasons set out in the examination report and adopt them as their own. Part 2 of the Annex sets out additional minor, technical modifications for the purpose of clarity. Regarding issues where no modifications were proposed in the examination report, Ministers accept the reasoning set out in the report and adopt them as their own.

Ministers have assessed the modifications for the purposes of Strategic Environmental Assessment, Habitats Regulations Appraisal and Equalities Impact Assessment and find that no significant impacts arise.

The Aberdeen City and Shire Strategic Development Plan as modified is constituted as the strategic development plan for the Aberdeen City and Shire development plan area from the date of this letter.

Scottish Ministers' approval of the proposed plan, as modified, is founded primarily on the consideration of its policies and general purposes and relates to the proposed plan as a whole. It should be understood that the Scottish Ministers' approval of the plan does not convey any approval of the matter therein for any other statutory purpose. In particular it does not commit the Scottish Ministers, or any other government department, to the payment of grant on any particular project or to the documents submitted with the proposed plan.

The foregoing decision is final, subject to the right, conferred by Section 238 of the Planning Act, of any person aggrieved by the Scottish Ministers' decision to apply to the Court of Session within six weeks from the date of publication of the Plan, as modified, whereby the Court may quash the plan (in whole or in part) if it is satisfied that it is not within the powers of the Act or that the applicant's interests have been substantially prejudiced by a failure to comply with any requirement of the Act.

Under Section 14 of the Planning Act, the Strategic Development Planning Authority must now publish the strategic development plan as modified, send two copies to the Scottish Ministers, place a copy of it in public libraries in the plan area, notify those who made representations on the plan and advertise in a local newspaper that the plan has been published. The Coronavirus (Scotland) Act 2020 has temporarily amended the requirements of the Planning Act in respect of the publication of reports and documents and its requirements should be met in the meantime. Information about this decision will be posted on the Scottish Government's website.

Yours sincerely

**Robin Campbell**  
**Planning and Architecture Division**

**ANNEX: THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
 ABERDEEN CITY AND SHIRE STRATEGIC DEVELOPMENT PLAN – MINISTERIAL APPROVAL**

**PART 1 – MODIFICATIONS FROM EXAMINATION REPORT**

ISSUE	MODIFICATION
01 Our Plan	No modifications.
02 Our Vision	1. Add the words “and, where appropriate, enhancing” after “protecting” in the second bullet point in paragraph 2.2 on page 7. 2. Add the words “and support” after “help create” in the third bullet point in paragraph 2.3 on page 7. 3. Add the words “available and” before “attractive” in the final bullet point in paragraph 2.3 on page 7.
03 Our Spatial Strategy - General	1. Replace the words “native and semi-natural woodlands” in the final sentence of paragraph 6.2 on page 38 with “native and ancient semi-natural woodlands”.
04 Our Spatial Strategy – Amendments to Strategic Growth Areas	No modifications.
05 Our Spatial Strategy – The Aberdeen Western Peripheral Route	No modifications.
06 Strategic Growth Area	1. Add “and active travel modes” at the end of the last sentence of paragraph 3.24 on page 14.



ISSUE	MODIFICATION
– Aberdeen City	
07 Strategic Growth Area – Aberdeen to Peterhead	No modifications.
08 Strategic Growth Area – Aberdeen to Huntly	No modifications.
09 Strategic Growth Area – Aberdeen to Laurencekirk	<p>1. Figure 5 (Strategic Growth Area – Aberdeen to Laurencekirk) on page 21 should depict the A90 and the main east coast railway line by showing an interaction with Stonehaven and Portlethen and the railway line should follow the coastline from Stonehaven to Aberdeen. The grey settlement dots should be consistent in size. [Note: this recommendation might require consequential changes to other figures in the plan.]</p> <p>See Part 2 consequential modifications.</p>
10 Local Growth and Diversification Areas and Regeneration	<p>1. Add the text “vision,” before “aims” in the third sentence of paragraph 3.47 on page 23.</p> <p>2. Add the following sentence to the end of paragraph 3.54 on page 25: “The Formartine and Buchan Way is one of ‘Scotland’s Great Trails’. It connects with these towns and provides a key tourism opportunity.”.</p> <p>3. Add the words “and historic” after “natural” in the final sentence of paragraph 3.54 on page 25.</p>
11 Our Communities - Placemaking	<p>1. Delete the words “If we are” from the start of paragraph 4.1 on page 26.</p> <p>2. Insert “,where practicable,” after “Local Development Plans must” in the first bullet point under the heading ‘How to Meet the Targets’ in the Our Economy section on page 36.</p>
12 Our Communities – Housing Supply Target	No modifications.
13 Our Communities – Housing	<p>1. Replace the second sentence of paragraph 4.11 on page 28 with:  “An increase to the Housing Supply Target of 10% “generosity” is focussed on the 2016 to 2019 period with 20% applied for the period 2020 to 2032 to cover the next Local Development Plans.”.</p>

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Land Requirement	2. Replace Table 2: Housing Land Requirement by Housing Market Area, Local Authority and Tenure Mix on page 29 with the table set out below to reflect a 10% margin added to the housing supply target for the period 2016 to 2019. [Note: Table appended to the next page.]																																																																																							
	<p style="text-align: center;">Table 2: Housing Land Requirement by Housing Market Area, Local Authority and Tenure Mix</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th colspan="3" style="text-align: center;">2016-2019</th> <th colspan="3" style="text-align: center;">2020-2032</th> <th colspan="3" style="text-align: center;">2033-2040</th> <th style="text-align: center;">2016-2040</th> </tr> <tr> <th></th> <th style="text-align: center;">Affordable</th> <th style="text-align: center;">Market</th> <th style="text-align: center;">Total</th> <th style="text-align: center;">Affordable</th> <th style="text-align: center;">Market</th> <th style="text-align: center;">Total</th> <th style="text-align: center;">Affordable</th> <th style="text-align: center;">Market</th> <th style="text-align: center;">Total</th> <th style="text-align: center;">Global Total</th> </tr> </thead> <tbody> <tr> <td>Aberdeen Housing Market Area</td> <td style="text-align: center;">2,256</td> <td style="text-align: center;">4,180</td> <td style="text-align: center;"><b>6,436</b></td> <td style="text-align: center;">9,610</td> <td style="text-align: center;">17,846</td> <td style="text-align: center;"><b>27,456</b></td> <td style="text-align: center;">5,766</td> <td style="text-align: center;">10,708</td> <td style="text-align: center;"><b>16,474</b></td> <td style="text-align: center;"><b>50,366</b></td> </tr> <tr> <td>Rural Housing Market Area</td> <td style="text-align: center;">748</td> <td style="text-align: center;">1,396</td> <td style="text-align: center;"><b>2,144</b></td> <td style="text-align: center;">2,402</td> <td style="text-align: center;">4,462</td> <td style="text-align: center;"><b>6,864</b></td> <td style="text-align: center;">1,442</td> <td style="text-align: center;">2,676</td> <td style="text-align: center;"><b>4,118</b></td> <td style="text-align: center;"><b>13,126</b></td> </tr> <tr> <td>Aberdeen City Council</td> <td style="text-align: center;">1,502</td> <td style="text-align: center;">2,788</td> <td style="text-align: center;"><b>4,290</b></td> <td style="text-align: center;">6,006</td> <td style="text-align: center;">11,154</td> <td style="text-align: center;"><b>17,160</b></td> <td style="text-align: center;">3,604</td> <td style="text-align: center;">6,692</td> <td style="text-align: center;"><b>10,296</b></td> <td style="text-align: center;"><b>31,746</b></td> </tr> <tr> <td>Aberdeenshire Council</td> <td style="text-align: center;">1,502</td> <td style="text-align: center;">2,788</td> <td style="text-align: center;"><b>4,290</b></td> <td style="text-align: center;">6,006</td> <td style="text-align: center;">11,154</td> <td style="text-align: center;"><b>17,160</b></td> <td style="text-align: center;">3,604</td> <td style="text-align: center;">6,692</td> <td style="text-align: center;"><b>10,296</b></td> <td style="text-align: center;"><b>31,746</b></td> </tr> <tr> <td>Aberdeen City and Shire</td> <td style="text-align: center;">3,004</td> <td style="text-align: center;">5,576</td> <td style="text-align: center;"><b>8,580</b></td> <td style="text-align: center;">12,012</td> <td style="text-align: center;">22,308</td> <td style="text-align: center;"><b>34,320</b></td> <td style="text-align: center;">7,208</td> <td style="text-align: center;">13,384</td> <td style="text-align: center;"><b>20,592</b></td> <td style="text-align: center;"><b>63,492</b></td> </tr> </tbody> </table>												2016-2019			2020-2032			2033-2040			2016-2040		Affordable	Market	Total	Affordable	Market	Total	Affordable	Market	Total	Global Total	Aberdeen Housing Market Area	2,256	4,180	<b>6,436</b>	9,610	17,846	<b>27,456</b>	5,766	10,708	<b>16,474</b>	<b>50,366</b>	Rural Housing Market Area	748	1,396	<b>2,144</b>	2,402	4,462	<b>6,864</b>	1,442	2,676	<b>4,118</b>	<b>13,126</b>	Aberdeen City Council	1,502	2,788	<b>4,290</b>	6,006	11,154	<b>17,160</b>	3,604	6,692	<b>10,296</b>	<b>31,746</b>	Aberdeenshire Council	1,502	2,788	<b>4,290</b>	6,006	11,154	<b>17,160</b>	3,604	6,692	<b>10,296</b>	<b>31,746</b>	Aberdeen City and Shire	3,004	5,576	<b>8,580</b>	12,012	22,308	<b>34,320</b>	7,208	13,384	<b>20,592</b>	<b>63,492</b>
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14 Our Communities – Additional Housing Allocations	<p>1. Insert a new final sentence at the end of paragraph 4.11 on page 28 as follows: “The allowances for this period are indicative and will be subject to future review.”.</p> <p>2. Replace the first sentence of paragraph 4.19 on page 31 with: “Allocations should be of a scale which would not inhibit the delivery of current strategic allocations and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise”.</p> <p>3. Replace Table 3: Local Development Plan Housing Allowances and footnotes on page 30 with the table set out below. [Note: the table is appended to the next page.]</p>																																																																																							
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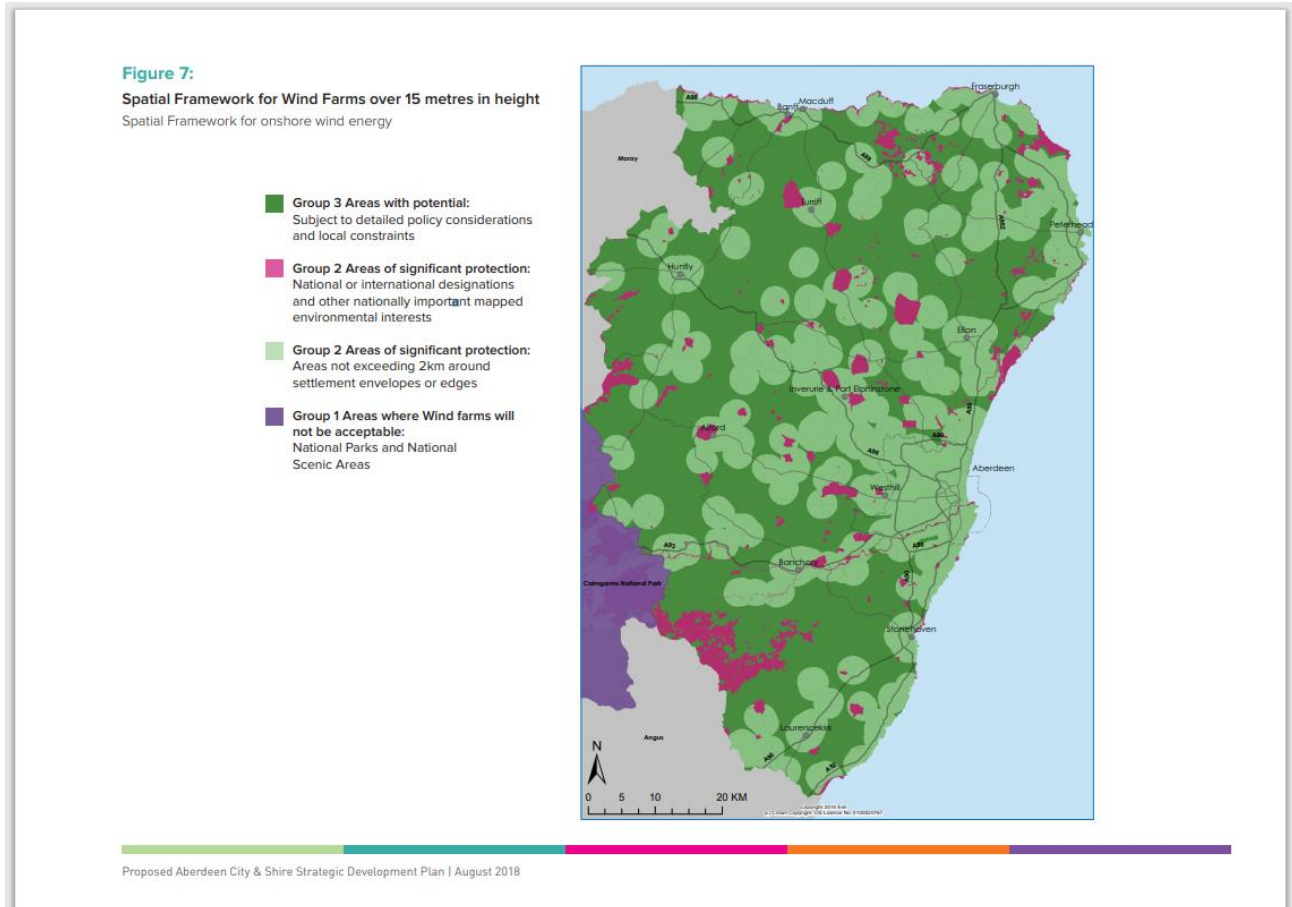
ISSUE	MODIFICATION						
	Aberdeenshire Council	15,967	1,855	5,107	4,500	4,002	13,609
	Totals	32,686	3,588	10,214	9,000	8,004	27,218
		36,274		27,218			
	Housing Land Requirement	63,492					
	<p>*1 Comprising completions 2016-2018 (6,223); effective supply 2019-2023 (13,067); programming of sites 2024 to 2026 (5,876); and extrapolated programming 2027 to 2032 (7,520) all based on the agreed 2019 housing land audit.</p> <p>*2 Compiled from extrapolated programming from the agreed 2019 housing land audit.</p> <p>Note – components may not sum to totals due to rounding. Allowances will not include sites of less than 5 homes.</p>						
15 Our Communities – Housing Market Areas	No modifications.						
16 Our Economy	<p>1. Add a further bullet point at the end of the “How to Meet the Targets” section on page 36 to read: “Encourage opportunities for home-working, live-work units, micro businesses and community hubs.”.</p> <p>2. At the end of the second sentence of paragraph 5.6 “Town Centre First” on page 35 add: “Local development plans will identify a network of centres, which is likely to include the city centre, town centres, local centres and commercial centres and be organised as a hierarchy.”</p>						
17 Our Resources	<p>1. At paragraph 6.6 on page 40 replace the last sentence with “Appropriate mitigation and adaptation measures will have to be taken to deal with this matter. Any variation of the water abstraction licence would be the responsibility of the Scottish Environment Protection Agency.”.</p> <p>2. At the end of paragraph 6.7 on page 40 add: “For the city region there is proposed to be two regional marine partnerships to cover the marine areas of Aberdeenshire and Aberdeen City, but they have not been established yet. The regional marine partnership work is intended to take forward the National Marine Plan and allow more local ownership and decision-making about specific issues within their respective areas.”.</p> <p>3. Replace the word “possible” with “unacceptable adverse” in the third sentence of paragraph 6.8 on page 40.</p> <p>4. Insert the title “Heritage Assets” prior to paragraph 6.12 on page 40 and replace the current sentence with “Structures, sites and areas and their appropriate settings are valued for their contribution to the historic</p>						

ISSUE	MODIFICATION
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environment, they also contribute to a sense of place, the economy and the natural environment and should be protected from unacceptable impacts of development.”

5. At the end of paragraph 6.15 on page 41 add: “Figure 7 identifies, at a strategic scale, areas with potential for onshore wind farms. Local development plans will provide detailed spatial frameworks indicating the minimum scale to which the framework relates and provide criteria to assess wind energy proposals.”

6. Insert ‘Figure 7: Spatial Framework for Wind Farms over 15 metres in height’ into the our resources section of the plan. [Note: the plan submitted by the authority in response to FIR04 should be used.]



ISSUE	MODIFICATION
	<p>7. Replace the final word “possible” with “feasible” in the second sentence of paragraph 6.20 on page 41.</p> <p>8. At page 41 add a new paragraph 6.21 as follows: “Sufficient hard rock aggregate is available across the region with sites identified in local development plans. The position regarding sand and gravel is less clear as availability of sites, demand and the monitoring of use for any large infrastructure project is less easy to gauge. There are also opportunities for recycling of secondary aggregate. Policy should be put in place in the local development plans to allow supplies of construction aggregates to be made available within the plan area to support the development needs of the city region over the plan period. Local development plans should also identify areas of search for minerals and safeguard where practicable all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development. As an alternative, a criteria based approach may be taken.”.</p> <p>9. Modify the first bullet point of “Targets” on page 42 by adding the words “and natural” after “historic”.</p>
18 Our Connections	<p>1. Add the following text to the end of paragraph 3.7 on page 8: “The proposed interventions listed in Schedule 1 will be subject to further relevant detailed appraisal and design work which will inform the requirements for developer contributions for their appraisal and/or delivery.”.</p> <p>2. Remove the words “where” and “may be required” from the first sentence of paragraph 7.7 on page 44.</p> <p>3. Add the following text to the end of the second bullet point under the heading “How to Meet the Targets” on page 45: “The interventions listed in Schedule 1 will be considered through Local and Regional Transport Strategies subject to their appropriate appraisal, review, development and programming, and included in local development plans as appropriate.”.</p> <p>4. Add the following text to the end of paragraph 8.7 on page 47: “The interventions listed in Schedule 1 shall continue to be reviewed, appropriately appraised, developed and programmed in association with the Regional Transport Strategy, the Local Development Plans, and other delivery mechanisms.”.</p> <p>5. Remove the word “potential” from the heading in Schedule 1 on page 49.</p> <p>6. Remove the words “may be required to” in the introductory paragraph in Schedule 1 on page 49.</p> <p>7. Add a new paragraph to Schedule 1 on page 49 as follows: “The appraisal work undertaken to date has been proportionate and based on the approach outlined within Transport Scotland’s Development Planning and Management Transport Appraisal Guidance (DPMTAG). The proposed interventions listed in this schedule will require further appropriate appraisal and review but are, at this stage, required to assist the delivery of the spatial strategy.”.</p>



ISSUE	MODIFICATION
	<p>8. Replace the table in Schedule 1 on page 49 with the table below. [Note: the table is appended on the next page.]</p>



ISSUE	MODIFICATION									
	<p data-bbox="376 236 931 264"><b>Summary of Transport Intervention Options</b></p> <p data-bbox="376 301 1693 359">Enhanced bus service provision through developing cross city bus services, bus stop review and optimisation of services with new bus priority infrastructure</p> <p data-bbox="376 363 1727 421">Additional rail station car parking capacity at Dyce, Stonehaven, Portlethen, Laurencekirk and Huntly Rail Stations. Improved interchange at Inverurie Station</p> <p data-bbox="376 426 1704 483">Potential new rail stations to the north and south of Aberdeen which will be required to be considered through the STAG appraisal process and in accordance with rail station investment guidance</p> <p data-bbox="376 488 1189 517">Range of active travel infrastructure initiatives improving accessibility</p> <p data-bbox="376 521 1610 550">Package of behavioural change initiatives encouraging car-sharing, public transport use and active travel</p> <p data-bbox="376 555 1637 612">Optimisation of the performance of the network and new transport investments following the monitoring and evaluation of post-AWPR travel conditions</p> <p data-bbox="376 617 1675 707">Road traffic signalisation or equivalent capacity enhancement measures at AWPR Cleanhill, A944, A947 and Kingswells North intersections to be considered following monitoring and evaluation period and through further detailed traffic assessment</p> <table border="1" data-bbox="376 711 1756 869"> <tr> <td data-bbox="376 711 562 869" rowspan="4">Road Junction and operational efficiency enhancements</td> <td data-bbox="562 711 992 807">Urban Corridors</td> <td data-bbox="992 711 1756 740">Aberdeen City Centre</td> </tr> <tr> <td data-bbox="562 745 992 807"></td> <td data-bbox="992 745 1756 807">Wellington Road, Persley Bridge &amp; Parkway, Parkhill, A96, Dyce Drive, Bridge of Dee corridors</td> </tr> <tr> <td data-bbox="562 812 992 869">Rural Corridors</td> <td data-bbox="992 812 1756 841">A90 North Toll of Birness/Ellon, A90 South and A947 corridors</td> </tr> <tr> <td data-bbox="562 845 992 869"></td> <td data-bbox="992 845 1756 869">Dualling the A96 between the east of Huntly and Aberdeen</td> </tr> </table>	Road Junction and operational efficiency enhancements	Urban Corridors	Aberdeen City Centre		Wellington Road, Persley Bridge & Parkway, Parkhill, A96, Dyce Drive, Bridge of Dee corridors	Rural Corridors	A90 North Toll of Birness/Ellon, A90 South and A947 corridors		Dualling the A96 between the east of Huntly and Aberdeen
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		Dualling the A96 between the east of Huntly and Aberdeen								
19 Our Future	No modifications.									
20 Glossary	No modification.									
21 Miscellaneous	No modifications.									



## **PART 2 – CONSEQUENTIAL MODIFICATIONS**

<b>Page</b>	
Front Cover	Change title from ‘Proposed Aberdeen City and Shire Strategic Development Plan’ to ‘Aberdeen City and Shire Strategic Development Plan’
Front Cover	Change the publication date from ‘August 2018’ to ‘Approved August 2020’
Pages 2 – 57 (footer)	Change footer wording from ‘Proposed Aberdeen City and Shire Strategic Development Plan August 2018’ to ‘Aberdeen City and Shire Strategic Development Plan August 2020’
Page 9	Figure 1 (Spatial Strategy) should depict the main east coast railway line by showing an interaction with Stonehaven and the railway line should follow the coastline from Stonehaven to Aberdeen. It should also depict the railway line by showing an interaction with Inverurie. The grey settlement dots should be consistent in size.
Page 17	Figure 3 (Strategic Growth Area – Aberdeen to Peterhead). The grey settlement dots should be consistent in size.
Page 19	Figure 4 (Strategic Growth Area – Aberdeen to Huntly) should depict the railway line by showing an interaction with Inverurie and Insch. The grey settlement dots should be consistent in size.
Page 31	<p>Replace the second sentence of paragraph 4.19 on page 31 with:  <i>“It will be up to the Local Development Plans to determine whether a proposal is of an appropriate scale, taking these factors into account and giving due regard to its context and deliverability”.</i></p> <p><u>Reason</u>            To ensure consistency with the first sentence of paragraph 4.19 on page 31, which is subject to Examination modification Issue 14 Our Communities – Additional Housing Allocations (2). See Part 1 Annex.</p>
Page 32	Figure 6 (Housing Market Areas). The grey settlement dots should be consistent in size.