

Proposed Aberdeen Local Development Plan 2015 Site Assessment Report

Introduction

A public consultation period on the Proposed Aberdeen Local Development Plan (2015) ran from Friday 20th March – Monday 1st June 2015. A total of 187 submissions were received during this period.

This Report contains a copy of all Site Assessments which were undertaken by the Local Development Plan (LDP) Team in order to consider any unresolved objections to specific sites within the Proposed Aberdeen Local Development Plan. A copy of the Sustainability Checklist used to assess development proposals can be found at the end of this report.

The majority of submissions received to the Proposed Plan consultation related to sites which had previously been considered by the LDP Team at either (or both) Pre-Main Issues Report Stage (Pre-MIR / Call For Sites) or Main Issues Report (MIR) stage. Where this is the case then the Site Assessments previously undertaken have been updated in order to reflect the current situation – these updates are highlighted in red text. The previous reference given to the site at either Pre-MIR or MIR stage is also noted for ease of cross referencing.

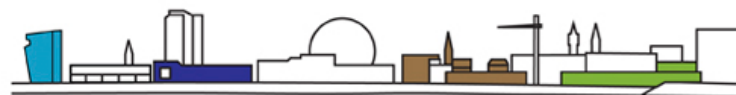
Where a site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage) then a full assessment has been carried out, and these are also highlighted in red text.

Any queries about the content of this report should be directed to the Local Development Plan Team on 01224 523317 or LDP@aberdeencity.gov.uk.



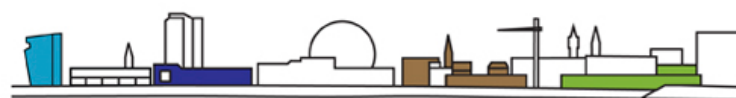
Site Assessments by Electoral Ward

Area 1 - Bridge of Don/Grandhome	3
Area 2 - Dyce/Bucksburn/Woodside	49
Area 4 - Countesswells	117
Area 5 - Deeside	131
Area 6 - Loirston/Cove	249
The Sustainability Checklist - Explanation of the Assessment Criteria	267



Area 1 - Bridge of Don/Grandhome

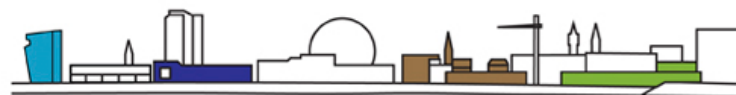
Respondent No.	Site Name
31	Mill of Mundurno
63	Land at Balgownie (Pre MIR Ref: B0203)
71	Land at Persley Croft, The Parkway (Pre MIR Ref: B0101)
75	Jesmond Drive
85	Mundurno (Pre MIR Ref: B0202)
109	OP7 - Land at Aberdeen College Gordon Centre
118	Shielhill (Pre MIR Ref: B0206)
150	Causewayend (Pre MIR Ref: B0210)
152	Shielhill Farm (Pre MIR Ref: B0205)
156	Land at Perwinnes (Pre MIR Ref: B0209)



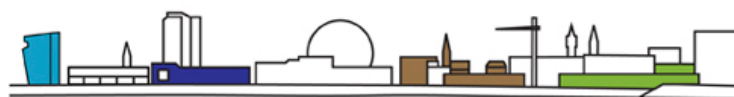
aberdeen local development plan

Representation 31 – Mill of Mundurno

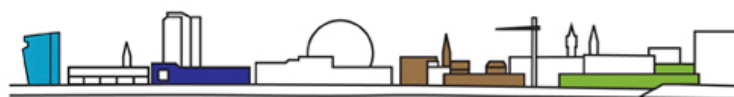
REPRESENTATION NUMBER: 31	NAME of SITE: Mill of Mundurno
Proposer: Knight Frank on behalf of Avant Homes	
Nature of the proposal: Residential Development	
Checklist Score: 44	Constraints: Green Belt, Isolated Location, Landscape Fit
Recommendation: Undesirable	
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The Proposed Aberdeen Local Development Plan fully meets the Strategic Development Plan greenfield requirements and we are confident that a continuous 5 year housing land supply can be met throughout the lifetime of this Local Development Plan. Accordingly, we do not consider it necessary to allocate any further greenfield sites beyond those already identified in the Proposed Plan.</p> <p>Residential development on this site would intrude significantly into the surrounding landscape and would remove an important part of Green Belt land. The site is isolated from local facilities and there are few sustainable transport options, making any development in this location heavily car reliant. Allowing development to the north of the B999 would have the effect of extending built development into the open countryside, weakening the green belt boundary that currently exists north of Denmore.</p>	



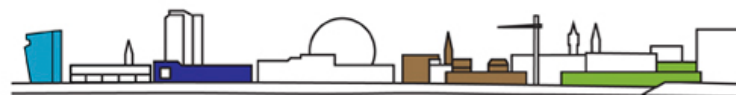
Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds from tree belt.
Aspect	3	Generally a flat site with some small undulations.
Slope	3	Flat site
Flood risk	3	No known risk of natural or man made flooding.
Drainage	2	Some small pockets of poorly drained land visible during site visit.
Built / Cultural Elements	2	Sites and Monuments Record indicates that 'linear cropmarks' lie across the site.
Natural Conservation	2	The site is covered by an area identified as bat habitat.
Landscape Features	2	Some potential loss of tree belts and hedges.
Landscape Fit	1	Development on this site would intrude significantly into the surrounding landscape. There is currently no development to the north of the B999 (apart from the Mundurno Hotel). The B999 forms a clear and distinct green belt edge.
Relationship to existing settlement	1	Residential development to the north of the B999 would be unrelated to existing development. Cut off by the road, housing on this site would be isolated.



Land Use Mix / Balance / Service Thresholds	1	Further residential development in Bridge of Don would offer little to a better land use mix. There are already significant residential land allocations in the area.
Accessibility	2	There are no bus stops near this site, however the 290/291 Stagecoach bus service does run past the site.
Proximity to facilities - shopping / health / recreation	1	There are very few services within 800 metres of this site. The closest facility being the Denmore Industrial Estate. Health, recreation and convenience retail facilities are much further south into Bridge of Don.
Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no available footpath / cycle path connections to community, recreation and employment facilities.
Proximity of employment opportunities	3	There are significant employment opportunities nearby at Denmore Industrial Estate.
Contamination	3	No known contamination or waste tipping present.

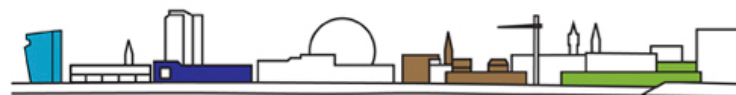


Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraint to infrastructural capacity (i.e. all services are available)
Service Infrastructure Capacity	3	Both Primary (Scotstown) and Secondary (Bridge of Don) have capacity for additional children.
Other Constraints	3	No other known constraints.



Representation 63 – Land at Balgownie, Bridge of Don

REPRESENTATION NUMBER: 63 Pre MIR Reference: B0203	NAME of SITE: Land at Balgownie, Bridge of Don.
Proposer: University of Aberdeen	
Nature of the proposal: Residential, sports, leisure facilities, managed open space, potential extension of the Aberdeen Science and Technology Park.	
Checklist Score: 51	Constraints: Removal of pitch facilities, Third Don Crossing, Urban Green Space, flooding
Recommendation: Undesirable	
Justification: <p>A 16.7 hectare site comprises of an area of Urban Green Space that also has sport and leisure facilities. The proposal seeks to split the site into four, with two areas to be residential, one to be an extension of the Aberdeen Science and Technology Park and the fourth to be kept as sport/leisure with managed open space. The western edge of the site is immediately adjacent to the Third Don crossing route. The site is well sheltered from exposure, is south facing, is well drained and poses no loss of natural features. The built/cultural heritage features to the west of the site are not discussed in the proposed plans, the area is zoned for residential accommodation in the Development Option. Balgownie is in the Sports Pitch Strategy 2003 as having a public perception as the 5th equal best quality football pitch in Aberdeen. The removal of good quality playing fields is not desirable and this development option should not be progressed.</p> <p>In the Examination into the 2012 LDP, the Reporter concluded that the development of the open space and playing fields at Balgownie was not justified, and that the development of new facilities at the Sports Village would not compensate for the loss of local provision at Bridge of Don. The Reporter agreed that the Spatial Strategy of the LDP was appropriate and</p>	



that enough land had already been allocated to meet housing requirements. He concluded that the provision of improved sport and leisure facilities as part of the redeveloped site did not alter this conclusion.

The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

Criteria	Score	Justification
Exposure	3	Tree belts surrounding the site give good shelter
Aspect	3	South facing
Slope	3	The majority of the site is flat as it is currently used as playing fields and sporting facilities. There are a few short steep slopes between playing field areas.
Flood Risk	2	Area has flood risk from the 1:200 year event which includes over land flow from the surface water system. It also has issue of standing water due to surface water according to Sepa Maps. The Flooding and Coastal team would be looking at 1:200 year storage on site and the flood risk mitigated as part of the site development.
Drainage	3	No drainage issues present on the site visit.
Built / Cultural Elements	2	Elements on the site including: Home Farm of Balgownie buildings (documentary), Home Farm of Balgownie walled garden and one standing stone, possibly two.



		Buckie Farm cottage/croft and Buckie Farm boundary stones Off site: the Cluny Danstone well, a walled garden and Doocot to the west.
Natural Conservation	3	Off-site: River Don Corridor Local Nature Conservation Site and Scotstown Moor/Perwinnes Moss LNCS, LNR and SSSI approximately 650m and 1,600m distance from the site respectively. Area of Priority Habitat 10.5 meters from the site. Designated species recorded for this site by NESBREC are the Swift. Wych Elm was previously identified on the site.
Landscape Features	3	Potentially some loss of tree belt for access
Landscape Fit	2	The development will not intrude into the immediate area, although this is quite a visible site from the Great Northern Road.
Relationship to existing settlement	2	The development will fit reasonably well with the existing settlement.
Land Use Mix / Balance / Service Thresholds	2	The development will provide residential, sports, leisure and managed open space, business and technology.
Accessibility	2	Nearest bus stops are within 500m of the centre of the site. These are at Valentine Road to the west and Balgownie Road to the east (First Route 1).
Proximity to facilities – shopping / health / recreation	2	There are no local shopping facilities within 800m of the site (nearest Braehead Way 810m, where there is a limited range). The nearest primary school is within 800m (Danestone Primary); nearest Secondary Schools are Bridge of Don (1101m) and Old Machar (1217m). There are no medical services within 800m (nearest Danestone Medical Practice, 950m).

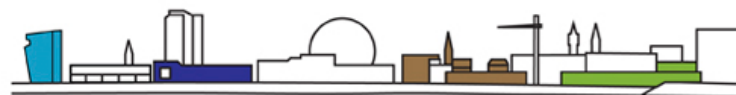


Direct footpath / cycle connection to community and recreation facilities and resources	3	There are a large number of cycle route and paths within the surrounding area. There are cycle routes immediately to the east and west which link to routes in the north and a third 250 m to the south. Core path 26 runs down the west edge of the site and links to others in the north and south.
Proximity of employment opportunities	3	The Aberdeen Science and Technology Park is approximately 700m from the site.
Contamination	3	Off-site but adjoined to the south east boundary there is a potential contamination issue. Sawmill and treating timber from 1990.
Land Use Conflict	3	No land use conflict
Physical Infrastructural Capacity	3	All utilities present
Service Infrastructure Capacity	3	Secondary School: the majority of the site is located within the catchment of Bridge of Don Academy and the remaining in Oldmachar Academy (no capacity issues identified for either). Primary School: the majority of the site is within the catchment area of Braehead Primary and the remaining in Danestone Primary (no capacity issues identified for either).
Other Constraints	1	Zoned as urban green space.

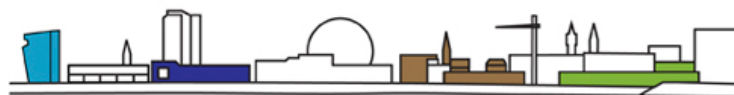


Representation 71 – Land at Persley Croft, The Parkway

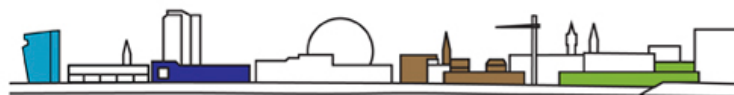
REPRESENTATION NUMBER: 71 Pre MIR Reference: B0101	NAME of SITE: Land at Persley Croft, The Parkway
Proposer: Mrs Cowie	
Nature of the proposal: Residential development (25.no detached/semi-detached dwellings)	
Checklist Score: 42	Constraints: Access and connectivity
Recommendation: Undesirable	
Justification: <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p> <p>Furthermore, the site is subject to significant constraints regarding access. The site is considered to be undesirable for development due to its location directly on the A90 trunk road (The Parkway), which is a major transport route. The Parkway severs the site from nearby residential development, services and facilities at Danestone, and would be very difficult and hazardous to cross for pedestrians and cyclists. The Parkway is a robust Green Belt boundary in this area. Considering the plans for development of 7,000 homes and 5ha of employment land at OP9 Grandhome, it cannot be assumed that this road will become a significantly quieter local road post- AWPR.</p>	



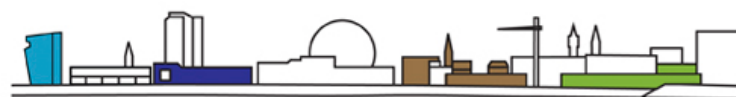
Criteria	Score	Justification
Exposure	3	Good protection from northerly winds with a dense tree belt along the elevated northern boundary and part of the eastern boundary.
Aspect	3	South facing slope
Slope	2	Gentle south facing slope (gradient 1:18)
Flood Risk	3	No part of the site is identified as being at risk of flooding according to SEPA Indicative Flood Risk Maps. There are no watercourses on the site and previous flooding incidents have not been recorded.
Drainage	3	No waterlogging present on site. Sand and gravel substrate; well drained.
Built / Cultural Elements	2	Archaeological finds have been made in close proximity to the site (including a Middle Bronze Age axe head), and the site of a former smithy is also close by. This indicates that the site itself may be of archaeological interest but there is not considered to be any significant constraints with regards to built or cultural elements.
Natural Conservation	2	The site falls within an area of potential bat habitat (woodlands), and a bat study may be required. Knotweed has been identified within a 100m buffer. Wych Elm was previously identified on the site. Note the area to the north of the site (formerly a District Wildlife Site) is no longer designated as a Local Nature Conservation Site. There is a small area of Ancient Woodland off site to the north; this should not be affected.



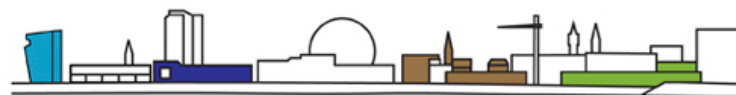
Landscape Features	2	The site is currently agricultural grazing land, bounded by low dry stone walls. An area of woodland, some of which is ancient woodland, lies outside of the boundary to the north of the site. According to the supporting statement this woodland will be retained, and as such would not impose significant constraints on development of the site.
Landscape Fit	2	<p>The site is highly visible to traffic driving along the A90. Development on this site would form an isolated island of development on the western side of The Parkway, surrounded by open fields and dense tree cover. However, there is residential development clearly visible directly opposite on the eastern side of The Parkway, so residential development on the proposed site would not be entirely out of keeping with its immediate setting. The northern-bound approach up the Parkway would also be improved by the removal of the derelict agricultural buildings. However, the Parkway maintains a robust and easily identifiable green belt boundary.</p> <p>The site is currently designated as Green Belt, and contributes to the landscape setting of Danestone, where the current built up area is clearly bounded by The Parkway. Therefore it is considered that development of this site would intrude slightly into the surrounding landscape.</p>
Relationship to existing settlement	1	The site is separated from the nearby residential development at Danestone by the A90 (The Parkway). The Parkway is a busy trunk road, which could not be crossed safely by pedestrians at most times of the day and would be unsuitable for the majority of cyclists. Vehicular access/egress is likely to be difficult and dangerous due to poor visibility and busy, fast traffic in both directions. With significant new development planned at Grandhome, it is not possible to assume that the Parkway will become a significantly less busy local road once the AWPR has been built.



Land Use Mix / Balance / Service Thresholds	1	The proposed new development is for residential only. It is a relatively small site (proposed for 25no. houses) and is unlikely to provide or help to attract any new services or facilities. Therefore it will not contribute to an improved mix of uses in the area.
Accessibility	2	The nearest bus stop is ~500m walking distance away at Persley Bridge/Danestone (First Services 1 & 4). It is uncertain if a bus stop to serve the site would be able to be provided on The Parkway to service the site directly.
Proximity to facilities - shopping / health / recreation	2	The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which provides an opticians and pharmacy in addition to general retailing. Health services can also be found in Danestone. *Note on Accession: there are no local shops remaining at Logie Place, which are now derelict.
Direct footpath / cycle connection to community and recreation facilities and resources	1	Site is separated from the nearby residential development, services and facilities at Danestone by the A90 (The Parkway). The Parkway is a busy trunk road, which could not be crossed safely by pedestrians at most times of the day and would be unsuitable for most cyclists. Once The Parkway has been crossed, there are no pedestrian connections into Danestone through the bank of homes opposite.
Proximity of employment opportunities	2	There are limited employment opportunities within 1.6km of the site, at the Mugiemoos industrial estate.
Contamination	2	The northern half of the site is identified as being potentially contaminated. It is the site of the former Persley Quarries and has been the subject of extensive infilling. There is therefore the likelihood of contamination. If this site were to be developed, this Service would require a risk-based site investigation in



		accordance with best practice as detailed in BS10175 and a detailed risk assessment.
Land Use Conflict	2	Working scrap yard situated less than 100m from the southern boundary of the site, which may pose noise and air quality issues for development on the proposed site. There is currently a tree belt acting as a buffer between the site and the scrap yard. It is unclear how significant this effect would be and it is likely that any effect could be mitigated.
Physical Infrastructural Capacity	2	Site is fully serviced in terms of water and electricity. Other utility connections unknown. Capacity of physical infrastructure also unknown and will require to be assessed.
Service Infrastructure Capacity	2	Secondary school: site is within the catchment of Bucksburn Academy (predicted year over capacity 2021). Primary school: within catchment of Bucksburn Primary (predicted year over capacity 2020). Note: Primary catchment will eventually change to Grandhome.
Other Constraints	3	No additional known constraints.



Representation 75 – Jesmond Drive

REPRESENTATION NUMBER: 75		NAME of SITE: Jesmond Drive	
Proposer: Burness Paull on behalf of Carlton Rock			
Nature of the proposal: Remove Green Space Zoning/Rezone as part of built up area			
Checklist Score: 50		Constraints: Sites and Monuments Record/Loss of Open Green Space/ Impact on Scotstown LNCS	
Recommendation: Undesirable			
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). This site is very well connected to existing development and benefits from many local facilities and good public transport/path networks. However, the site lies within a very well used area of open green space that provides a route from residential development to the nearby Scotsown Moor Local Nature Conservation site and other areas of open green space. It also connects to a wider network of paths that lead up into Bridge of Don to nearby facilities at the Superstore. Development on this site would have a significant negative impact on the surrounding landscape and would result in the loss of valuable green space. There is also no numerical justification for seeking residential development in this area.</p>			



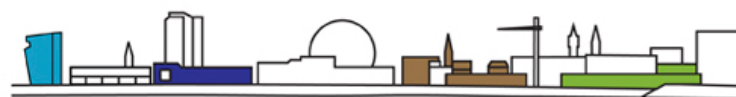
Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds due to presence of tree belt to the north.
Aspect	3	Flat site
Slope	3	Flat site
Flood risk	3	No know risk of flooding identified.
Drainage	2	Evidence of some small pockets of poorly drained land.
Built / Cultural Elements	2	A Sites and Monuments Record exists for an area of land included in the south west of the site. Description is of rig and furrow drains.
Natural Conservation	1	Development on this site would likely result in the disturbance and/ loss of significant wildlife habitat and species. The site sits within a recognised bat habitat and the Scotstown Moor Local Nature Conservation site lies just to the east of the site. Wych Elm has been identified within a 100m buffer. The north west corner of the site is situated in an area of Ancient Woodland. The site is covered in improved grassland.
Landscape Features	2	Some potential loss of the tree belt to the north of the site.
Landscape Fit	1	Development would intrude significantly into the surrounding landscape. The area of land is predominantly open unmanaged vegetation and paths which provides a buffer between the Nursing Home development and properties to the north.



Relationship to existing settlement	3	Development would be very well connected to existing development with shops, primary school, secondary school and other residential developments very close by.
Land Use Mix / Balance / Service Thresholds	1	Development of further residential properties would be unlikely to contribute to a better mix of land uses. There are already many residential properties within this area.
Accessibility	3	The site is very accessible with direct bus routes (Number 2 bus) within a very short walking distance.
Proximity to facilities - shopping / health / recreation	3	The site is very close to local facilities, there is a café, hairdresser, small convenience store etc within a very close distance (just to the south of the site). There is a GP surgery on Jesmond Drive and larger superstore on Jesmond Drive.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are a network of paths that lead to local facilities.
Proximity of employment opportunities	3	Bridge of Don contains many significant employment opportunities.
Contamination	3	No known contamination or waste tipping present.



Land Use Conflict	2	The site sits on land that is currently open space. This open space is part of a planning obligation contained within the planning consent for the Nursing Home (A4/0409). At the time of writing this assessment there is an application (P151068) for a modification or discharge of this planning obligation which is yet to be determined.
Physical Infrastructural Capacity	3	No known constraints to infrastructure capacity.
Service Infrastructure Capacity	3	According to the 2014 School Roll Forecast there is capacity at both the local primary school (Forehill) and the secondary school (Oldmachar).
Other Constraints	3	No other known constraints.



Representation 85 – Mundurno

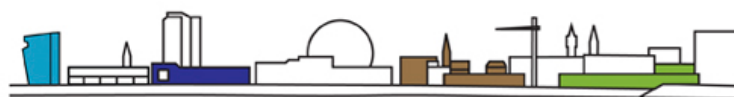
REPRESENTATION NUMBER: 85 Pre MIR Reference: B0202	NAME of SITE: Mundurno
Proposer: Ryden LLP on behalf of Stewart Milne Homes	
Nature of the proposal: 1000 residential units, retail and business hub, community facilities including scope for a primary school and playing field.	
Checklist Score: 38	Constraints: Land-fill, landscape, Green Space Network corridor.
Recommendation: Undesirable	
Justification: The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development. The site is split up into two parts for assessment purposes. Part A is to the west of the B999, and part B is to the east of the B999. The site performs green belt functions by contributing to the identity and landscape setting of the city, and preventing coalescence between Bridge of Don and Potterton. Development on the site would introduce alien elements into a landscape which has the character of open farmland and would diminish the setting of the standing stone and Mundurno Farmhouse. The site’s development would also threaten the Green Space Network corridor role of the site between the coast and important natural heritage areas to the west.	



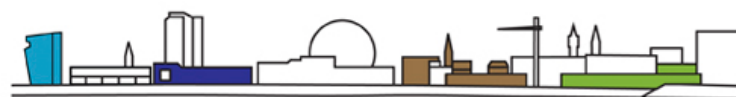
The site is isolated from the existing settlement of Denmore by distance, the busy B999 and topographical changes. Local Primary schools could not cater for the demand generated by a development of this size, thereby necessitating a new school. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel. Non-motorised linkages to other areas outwith the site would require substantial improvements to provide a realistic, safe and attractive alternative to cars.

The site was considered during the Examination into the 2012 LDP. The reporters concluded that current green belt boundaries along the B999 and Shielhill Road are robust and defensible and that the development of this site would intrude into the open countryside. This would have an unacceptable impact on the landscape setting of the city.

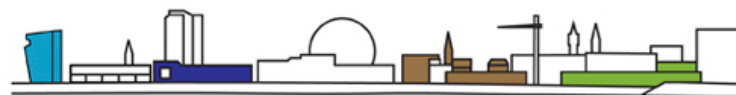
Criteria	Score	Justification
Exposure	2	Part A contains three fields with no vegetation. The northern two fields descend gently towards the south, but are exposed due to their elevated location. The southern field is more protected from northerly winds by its steeper south facing slope. Part B contains some vegetation around Mundurno farmhouse and buildings, which is the highest part of the site. Only the field immediately to the south of the farmhouse and the land between the industrial area and the A90 would be sheltered from northerly winds.
Aspect	2	Part A is mainly flat, but more steeply south facing towards the southern end. Part B is mainly east facing.
Slope	2	Around 10% of the whole site has slopes greater than 1 in 10, focused at the southern end of part A and to the west of the farmhouse in part B.



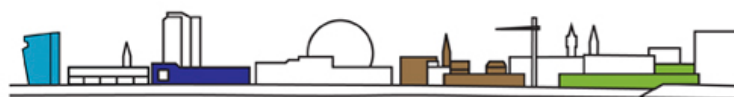
Flood Risk	2	No risks on part A. Part B contains three ponds, one of which is more formal in nature, the others arising from site drainage on the lower ground. The land between the industrial area and the A90 is partially waterlogged as it is low lying relative to surrounding ground.
Drainage	2	The land between the industrial area and the A90 is partially waterlogged. Including other areas on the site, areas with poor drainage would account for around 5% of the whole site.
Built / Cultural Elements	2	Part A contains a Standing Stone – once part of a stone circle (NJ91SW 0006). Part B contains the site of a Motte (NJ91SW 0024) and Mundurno farmhouse (NJ91SW 0097). There are 4-Mile stones to the west of the site on the B999 (NJ91SW 0347) and to the east of the site on the old Ellon Road (NJ91SE 0017).
Natural Conservation	2	The most substantial tree growth has occurred around the farmhouse. There is also some vegetation adjacent to the A90 junction and within the north strip of land to the north-west of the junction. The southern part of the site – together with the land surrounding the Mill of Mundurno – forms an orbital corridor of Green Space in recognition of the function of this land in linking the primary landscape element and Local Nature Conservation Site of the coastal strip and the Perwinnes Moss/ Scotstown Moor Site of Special Scientific Interest (SSSI), Local Nature Reserve and Local Nature Conservation Site, and Corby and Lily Lochs SSSI to the west and north-west of Mundurno. The site is an area of potential bat habitat and NESBReC records indicate the presence of Pipistrelle bats on the site. Other designated species recorded for this



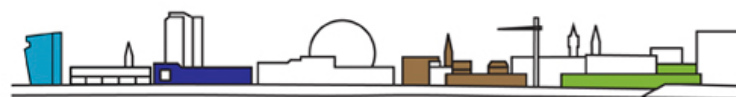
		site are: Black-headed Gull, Curlew, Kestrel, Skylark, Swift, Tree Sparrow, Eurasian Badger, Dunnock, House Sparrow, Lapwing, Linnet, Barn Owl, Herring Gull, Snipe, Reed Bunting, Starling, Song Thrush and Yellowhammer.
Landscape Features	2	The cluster of mature trees surrounding Mundurno farmhouse is a strong feature in the landscape, made more prominent by the open character of the surrounding fields.
Landscape Fit	1	The open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A90 and the B999, makes the site particularly sensitive to development. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'.
Relationship to existing settlement	1	The rising land sets it apart from the existing residential and industrial area of Denmore, which terminates on falling ground. The logical extent of growth in this area would be the Shielhill Road/ Mundurno Burn, and the B999. The B999 would sever this site from the existing settlement of Denmore, and due to the differing topography, would make this visually and functionally a new settlement.
Land Use Mix / Balance / Service Thresholds	2	A mixture of uses proposed, but no nearby existing shopping or community facilities. The site is close to existing industrial areas.
Accessibility	2	The nearest bus stops are over 800m away, although there are regular services running along the A90 Ellon Road There are half-hourly Stagecoach buses on the A 90 to Ellon, Mintlaw and Fraserburgh and two hourly buses to Ellon and Peterhead, each of which travel into Aberdeen city centre. However, there are few safe opportunities to cross the



		A90 dual carriageway to the city bound bus stop.
Proximity to facilities - shopping / health / recreation	1	Braehead Way has the nearest shops and medical centre at 3.4km. Greenbrae Primary School and Oldmachar Academy is over 2.5km away.
Direct footpath / cycle connection to community and recreation facilities and resources	2	There are no pedestrian facilities on the B999. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. The wider Bridge of Don area lacks an effective network of safe and attractive routes for non-motorised traffic.
Proximity of employment opportunities	3	The Denmore Industrial Area is within 400 metres of the southern section of the site, and the northern extension to the Science and Energy Park and the Core, Murcar will be within 1.6km from the site, on the other side of the A90 dual carriageway.
Contamination	2	<p>Quarrying of sand and gravel have taken place extensively to the north of the site, and landfill operations are currently taking place on land immediately to the north of the site at Hill of Tramaud. Suitable protective measures could protect the development option site from possible leaching from the landfill site. Former quarry holes within the development option site may have been used for dumping of various materials, and full ground investigations would be needed to safeguard against contamination on the site.</p> <p>These sites have been used for quarrying and landfilling. Parts of the sites have also been used as a pre-cast concrete works and a range of contaminants have been found at this area. Contaminants include asbestos, domestic and commercial and industrial waste. Elevated levels of ground gases have also been detected in this area. The sites are also in close proximity to the former Hill of Tramaud Landfill site. There is therefore the likelihood of some contamination. If the sites were to be</p>

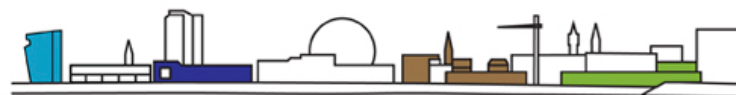


		redeveloped, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175 and a detailed risk assessment.
Land Use Conflict	3	Predominantly residential proposal adjacent to an existing residential area.
Physical Infrastructural Capacity	3	Available nearby, according to the proposer.
Service Infrastructure Capacity	1	In 2016 Oldmachar Academy will have spare capacity for 351 pupils, and Greenbrae Primary is forecast to go over capacity in 2016 . The proposed development would generate demand for 75 Academy pupils and 225 Primary pupils. An additional Primary School would be required.
Other Constraints	1	The bridge crossings over the River Don are overloaded at peak times and additional traffic would only add to the delays. Traffic constraints in the Bridge of Don area are only likely to be resolved once the Western Peripheral Route is open.



Representation 109 – Land at Aberdeen College Gordon Centre

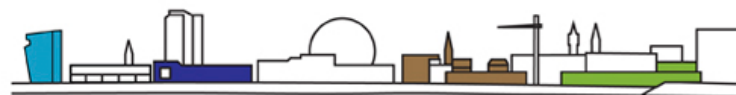
REPRESENTATION NUMBER: 109	NAME of SITE: Land at Aberdeen College Gordon Centre
Proposer: North East Scotland College	
Nature of the proposal: Include additional land and rezone for mixed use	
Checklist Score: 47	Constraints: Mix of use unclear
Recommendation: Undesirable	
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The proposal is to extend the boundary of OP7 to the west to include further former college buildings and allocate as mixed use. The site is currently zoned as residential and proposals for residential development could be assessed against Policy H1 – Residential Areas. There is no indication as to what the types of use proposed would be and how that would relate to the surrounding residential areas.</p> <p>The gates to access the site and the guard room are both Category B listed. There is a potential loss of trees around the boundary of the site.</p>	



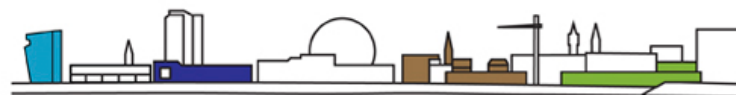
Criteria	Score	Justification
Exposure	2	The site has some shelter from the surrounding buildings.
Aspect	3	The site is mostly flat.
Slope	3	The site is relatively flat.
Flood Risk	2	Area has flood risk from the 1:200 year event which includes over land flow from the surface water system and combined water. The Council's Flooding and Coastal Team would seek 1:200 year storage on site and the flood risk mitigated as part of the site development.
Drainage	3	No parts of the site appear to suffer from poor drainage.
Built / Cultural Elements	2	The Gordon Barracks guard room, gate piers and gates are Category B listed. The Sites and Monument Record has identified 2 Boundary Incised Stones along the southern boundary of the proposed extension to the OP site. There is also a standing structure identified within the site.
Natural Conservation	2	The site is within 400m to the Donmouth Local Nature Reserve and adjacent to the Balgownie/Blackdog Links LNCS. There are a large number of breeding birds offshore in the winter.
Landscape Features	2	The site includes a tree and landscaped buffer between the existing buildings and the A956 (Ellon Road) which could potentially be disturbed if redeveloped.
Landscape Fit	2	Development on this site would be highly visible from Ellon Road and the surrounding residential areas to the south and west.



Relationship to existing settlement	2	It is unclear whether a mixed use development would relate well to the existing residential areas as there is uncertainty as to the type of uses proposed.
Land Use Mix / Balance / Service Thresholds	2	The proposed development is for mixed use but there is no indication as to what this mix would be. The surrounding area is largely residential.
Accessibility	3	There is a bus stop situated on Ellon Road, which is less than 20m from the site, which several services stop at.
Proximity to facilities - shopping / health / recreation	1	There are a limited range of facilities within 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Core Path 18 (Murcar Beach) is within 500m.
Proximity of employment opportunities	3	There are significant employment opportunities within 1000m with Bridge of Don and Denmore Industrial Estates and Aberdeen Science and Energy Park being in close proximity.
Contamination	2	The site is identified as potentially being contaminated from the Gordon Barracks.
Land Use Conflict	3	No conflict with existing surrounding uses.

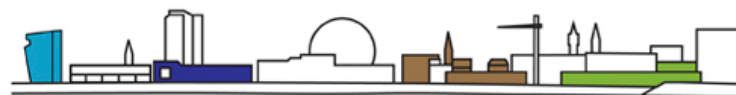


Physical Infrastructural Capacity	3	No known constraints.
Service Infrastructure Capacity	2	Bridge of Don Academy – No capacity issues Scotstown Primary School – 91% capacity in 2018
Other Constraints	3	No other identified constraints.

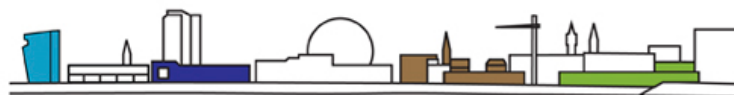


Representation 118 – Shielhill

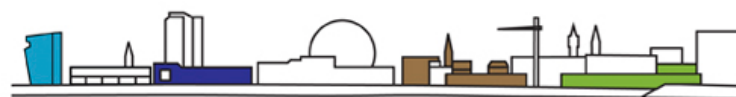
REPRESENTATION NUMBER: 118 Pre MIR Reference: B0206	NAME of SITE: Shielhill
Proposer: Mr J Langler c/o Halliday Fraser Munro	
Nature of the proposal: Key Worker Housing	
Checklist Score: 38	Constraints: Slope; LNCS, bat habitat, Prime Landscape
Recommendation: Undesirable	
Justification: The Proposed Aberdeen Local Development Plan fully meets the Strategic Development Plan greenfield requirements and we are confident that a continuous 5 year housing land supply can be met throughout the lifetime of this Local Development Plan. Accordingly, we do not consider it necessary to allocate any further greenfield sites beyond those already identified in the Proposed LDP. Residential development on this site would intrude significantly into the surrounding landscape, the site sits in an elevated position and is visible from a considerable distance. The site is isolated from local facilities and there are few sustainable transport options, making any development in this location heavily car reliant. The site lies within the Scotstown Prime Landscape are, Scotstown Local Nature Conservation Site and a known bat habitat. Development would have a significant negative effect on the natural environment. Given that there is no numerical justification for allocating this site for development, it should remain as Green Belt.	



Criteria	Score	Justification
Exposure	1	There is little shelter from northerly winds through topography or vegetation. The site is elevated, north facing and exposed.
Aspect	1	North west facing
Slope	1	To the north of the site the slope is very steep. Overall gradient of about 1:5.
Flood Risk	3	The site is not currently identified as at risk of flooding according to SEPA Flood Risk maps. However it is in close proximity to the area at risk of flooding from the Burn of Mundurno and as such the site may be vulnerable to the future effects of climate change.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	2	Sites and Monuments Record of upstanding pit stone earthwork just to the south of the site.
Natural Conservation	1	<p>Site lies within the Scotstown Prime Landscape area and the entirety of the site is covered by Local Nature Conservation Site designated (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site.</p> <p>The site is currently covered in European dry heaths and scrub woodland, and there is likely to be some loss or disturbance of wildlife habitat or species. Parts of the site are identified as being areas of potential bat habitat. Designated species</p>



		identified for this site (with 100m buffer) by NESBReC are Sky Lark, Small Heath, Snipe and the Lesser Butterfly Orchid. Pipistrelle bats have also been recorded within the 100m buffer.
Landscape Features	1	There would be significant loss of tree belts and hedges were this site to be developed. The hill itself is a prominent landscape feature of the area that would have to be levelled out to allow for development. The current land cover is scrub and gorse which is a distinctive feature of the area.
Landscape Fit	1	Development on this site would be a significant intrusion to the surrounding landscape. The site is elevated any development would be visible from a considerable distance.
Relationship to existing settlement	2	The site is not well related to existing settlement at present; however it is in the vicinity of existing industrial operations in the Shielhill area. With the development of the Dubford allocation, this site will be physically well related to the new community there.
Land Use Mix / Balance / Service Thresholds	1	Further residential development would offer little benefit to the existing land use mix. Bridge of Don is predominantly a residential area.
Accessibility	2	The newly extended x40 bus route now goes into the Dubford development. This is between 400-800metres from the Shielhill site.
Proximity to facilities - shopping / health / recreation	1	There are currently no local shopping, health or recreation facilities within 800m of the site. This is set to change in the medium term with the development of Dubford.

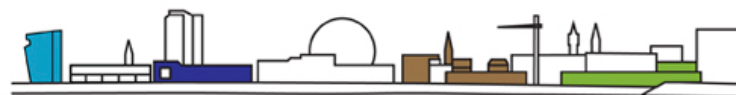


Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a path that runs south from Shielhill to the Scotstown Moor Local Nature Conservation Site and then further into Bridge of Don. Cycle: There are no cycle facilities near the site.
Proximity of employment opportunities	1	No employment opportunities within 800m.
Contamination	3	There are no significant contamination constraints affecting the site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraint to physical infrastructure capacity (i.e all services are available).
Service Infrastructure Capacity	3	There is capacity at both the primary school (Scotstown) and secondary school (Bridge of Don).
Other Constraints	3	No other known constraints.



Representation 150 – Causewayend, Bridge of Don

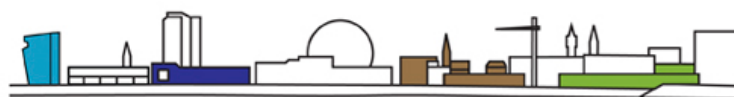
REPRESENTATION NUMBER: 150 Pre MIR Reference: B0210	NAME of SITE: Causewayend, Bridge of Don
Proposer: Drum Property Group	
Nature of the proposal: Residential	
Checklist Score: 42	Constraints: Ancient Woodland; intrusion into surrounding landscape and weakening of Green Belt boundary.
Recommendation: Undesirable	
Justification: This is considered to be an undesirable development option. It will severely impact on the surrounding landscape to the north and will be very prominent from Scotstown Road. Part of the site is shown as ancient woodland and the tree belts are a prominent local feature which screens the housing development at Bridge of Don. The site is not greatly related to the existing settlement. There is limited road access to the south to the proposed development which may need to breach tree belts. Road access may need to be constructed on the road to the north of the site. The site is some distance from major community facilities therefore people may be more inclined to use their cars rather than public transport. However, because the site is large there may be potential to generate facilities within the area to accommodate the growing population. This site was submitted as a Development Bid to the 2012 LDP. During the Examination into the 2012 LDP, the Reporter concluded that the removal of this site from the Green Belt and its allocation for development was unjustified. She concluded that the development would be highly visible and prominent and would extend into the open countryside, meaning that no defensible Green Belt boundary would then exist to the North. She stated that the development of this	



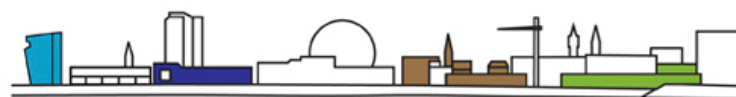
site would weaken the Green Belt in this area and make it vulnerable to encroachment in the future.

The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

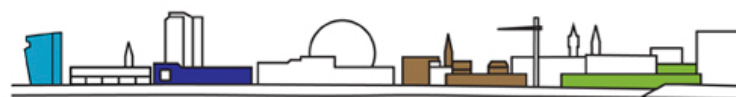
Criteria	Score	Justification
Exposure	2	The site has little shelter from northerly winds. To the west of the site there is a tree belt which decreases exposure however on the east there is not a tree belt which makes this part of the site more exposed.
Aspect	1	The site is north west facing
Slope	3	The site is flat with a slight 5m incline to the far south east of the site
Flood Risk	3	There is no flood risk recorded by SEPA Flood Risk Maps; however there is a small watercourse running through the middle and northern edge of the site which may pose a flood risk. There are no records of flooding incidents on the site.
Drainage	3	There was no evidence of poor drainage at the site
Built / Cultural Elements	3	There will be no loss or disturbance to built or cultural elements.
Natural Conservation	1	There will be a significant loss and disruption to natural conservation. A large part



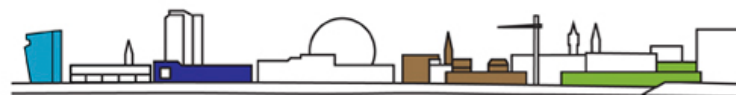
		of the site is shown as ancient woodland. Adjacent to the west of the site is a priority habitat and adjacent to the east of the site designated as both a Local Nature Conservation Site and a Local Nature Reserve. However, the proposer says that this will be mitigated around. The area is identified as an area of potential bat habitat; a bat survey may need to be carried out. Designated species for this site (with 100m buffer) according to NESBReC records are: Eurasian Red Squirrel, Black-headed Gull and Lesser Butterfly Orchid.
Landscape Features	1	There could be significant loss or disruption of trees that are present in the site. The tree belts are prominent local features which help to screen the residential area at Bridge of Don. There will also be some loss of stone dykes that are present in the site. However, the proposal says that this will be mitigated around.
Landscape Fit	1	The development of this site will significantly intrude the landscape. There is a tree belt that surrounds some of the sites perimeter however there are pockets of no tree coverage which will make development on this site very obvious from Scotstown Road. There are also large lengths of the perimeter with no tree belt which will make development very intrusive from the north of the site. The current green belt boundary is considered more robust.
Relationship to existing settlement	2	The development will not be well related to the existing residential development. The houses to the south have their back gardens running along the perimeter of the site. There is only limited opportunity to run any road access to the new housing development from the existing housing estate, through an area that is currently open space. There may be a need for accesses to be developed on the northern perimeter of the site making it a separate entity from the existing residential area. However, there is scope for strong footpath and cycle path link between both developments.



Land Use Mix / Balance / Service Thresholds	1	This development would bring around no improved land use mix as it would be a residential development in a primarily residential area.
Accessibility	2	The site is just over 460m away from the number 2 major bus link that goes into the city centre.
Proximity to facilities - shopping / health / recreation	2	There are limited facilities within 800m of the site. The primary school is the only facility within that threshold. However because of the size of development proposed facilities could be constructed to accommodate this population increase
Direct footpath / cycle connection to community and recreation facilities and resources	2	There are limited paths that connect to community facilities. One path connects to the cycle network that goes to the district centre but there are no direct Core Path or cycle connections serving this site.
Proximity of employment opportunities	2	There are limited employment opportunities within 1.6km of the site.
Contamination	3	There is no record of contamination or evidence of tipping at the site
Land Use Conflict	2	There is no land use conflict from the airport, however, there may be some significant noise generated overhead from the airport, particularly from helicopters.
Physical Infrastructural Capacity	3	There will be no constraint on physical infrastructure which is likely to be able to be provided to the site.

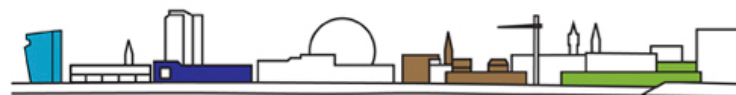


Service Infrastructure Capacity	3	Both Forehill Primary School, Glashieburn Primary School and Oldmachar Academy can accommodate the children that the development can generate
Other Constraints	2	There is a Scottish water pipeline constraint that will need to be mitigated around. Existing Green Space Network designation. On the day of the site visit, the area was being well used for informal recreation and by dog walkers.



Representation 152 – Shielhill Farm

REPRESENTATION NUMBER: 152 Pre MIR Reference: B0205	NAME of SITE: Shielhill Farm
Proposer: Scotia Homes	
Nature of the proposal: Residential development of 1000 homes plus neighbourhood centre and primary school	
Checklist Score: 43	Constraints: Green belt and relationship to existing settlement
Recommendation: Undesirable	
Justification: This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. Its development would lead to urban sprawl. It is relatively remote from existing facilities and accessibility is poor. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



Criteria	Score	Justification
Exposure	2	The site is fairly high and exposed although this is slightly mitigated by the southerly slope.
Aspect	3	The site slopes to the south and south east.
Slope	3	Slopes are generally fairly gentle.
Flood Risk	3	There is no identified flood risk.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	2	Sites and Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south. To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument.
Natural Conservation	3	<p>The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The site is predominantly improved grassland, arable and horticulture. The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats and Eurasian Badger have been recorded on site. Wych Elm was previously identified on the site.</p> <p>Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss area lie off-site to the south west, and the Corby, Lily and Bishops Loch SSSI to the north west.</p>
Landscape Features	3	The area is sparsely populated open farmland with few landscape features other than field boundaries and roads.



Landscape Fit	1	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford is a much more robust green belt boundary than the field boundaries proposed here.
Relationship to existing settlement	1	When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.
Land Use Mix / Balance / Service Thresholds	3	A mixture of uses proposed but mainly residential. The site is close to existing industrial areas.
Accessibility	1	The nearest bus stops and rail halts are more than 800m away
Proximity to facilities - shopping / health / recreation	1	Braehead Way shops are 2.5km away, Greenbrae Primary School is 1.5km and Scotstown Medical Practice is 2.9km away
Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no core paths or cycleways in the vicinity of this proposal – the nearest core paths are in Scotstown Moor.

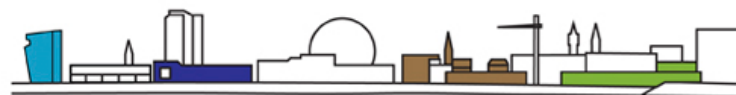


Proximity of employment opportunities	3	Denmore industrial estate and the Core, Murcar are both within 1.6km of the site.
Contamination	2	There are two potential areas of contamination that would need investigation at the former sand pit at Hillhead of Mundurno and Shielhill Quarry. These sites were used for sand extraction and were 'restored' by 2001. There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175. Immediately adjacent to the south of the site lies a former sand and gravel quarry which is known to have been infilled with waste. The site to the south is the subject of a current Planning Application and is undergoing monitoring and remediation. If the Shielhill site is to be developed this Service will require a risk-based site investigation in accordance with best practice as detailed in BS10175.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	3	No known constraints
Service Infrastructure Capacity	2	The site is zoned for Oldmachar Academy and Greenbrae Primary. Forecasts indicate that in the medium term, there is capacity, although rolls will steadily increase there due to other housing developments in the catchment. The primary school is estimated to exceed capacity in 2016. A new primary school would be required with this proposal.
Other Constraints	1	The bridge crossings over the River Don are overloaded at peak times and additional traffic would only add to the delays. Traffic constraints in the Bridge of Don area are only likely to be resolved once the Western Peripheral Route is open.



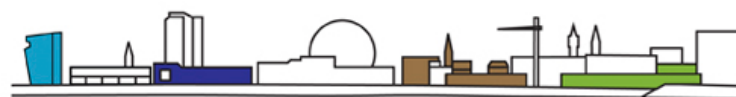
Representation 156 – Land at Perwinnes/North of Don Masterplan

REPRESENTATION NUMBER: 156 Pre MIR Reference: B0209	NAME of SITE: Land at Perwinnes
Proposer: Mr John McIntosh	
Nature of the proposal: Mixed new community of between 2000 and 3000 homes	
Checklist Score: 41	Constraints: Intrusion into surrounding landscape/urban sprawl; negative impact on landscape setting of Bridge of Don.
Recommendation: Undesirable	
Justification: The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development. There are relatively few planning constraints on this site apart from its exposure to northerly and coastal winds. However, this is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong green belt boundary.	

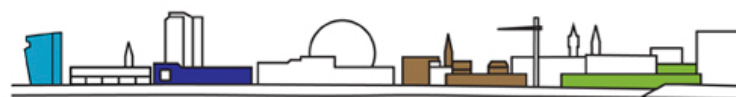


The site is poor in access terms, although it may be large enough to support its own services and facilities (including new schools) and public transport. This may help to reduce car dependence. However, development breaking out over the lower ground to the south before climbing up Perwinnes Hill would add to a sense of urban sprawl and isolation unconnected to the existing urban area.

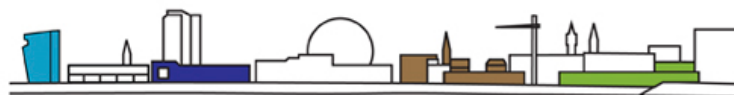
Criteria	Score	Justification
Exposure	1	Perwinnes Hill has a high point of 95m in roughly the middle of the site and is exposed. The topography to the north provides little if any shelter and there is no significant tree planting on the site. The same can be said of the land between the site and the coast some 3.5km to the east – the land is lower here and with very few trees.
Aspect	2	Being on a hill, the aspect goes in all directions – most of the land is east or west facing with roughly a quarter facing south east to south west with a smaller north facing area.
Slope	3	From the hill top, slopes average 1:20 to the east, 1:26 to the south and 1:23 to the west, with gentle undulations to the north. Some parts are steeper but none appears to approach 1:12.
Flood Risk	2	The Burn of Mundurno runs along the eastern border of the site.
Drainage	3	Although there are wet areas indicated around the margins of the site on the MLURI and OS maps at Corby, Perwinnes Moss and Bodachra, the hill itself appears acceptably drained. On site, the land in these areas appeared well drained.



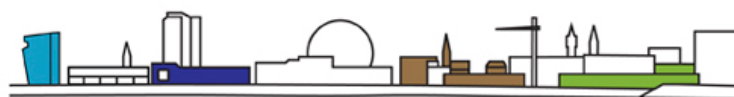
Built / Cultural Elements	3	No listed buildings or Scheduled Monuments in the vicinity. A few scattered Sites and Monuments records usually associated with existing farms (structures, piles of stones and troughs).
Natural Conservation	3	No wildlife designations TPO's or significant areas of woodland on the site. The site borders Scotstown Moor Local Nature Conservation Site and Perwinnes Moss Local Nature Reserve to the south. It is approximately 180m from Corby Loch SSSI to the north and 160m from Grandhome Moss Local Nature Conservation Site to the south west. It should be possible to develop the site without any significant effects on these features.
Landscape Features	3	Relatively few features in the area other than the radar station and a very sparse settlement pattern. Bodachra Farm is a prominent landmark. Field boundaries tend to be either poorly maintained stone walls and/or post and wire fencing.
Landscape Fit	1	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. There are wide views from the B997 to Brimmond, Kingswells, Kirkhill, Bucksburn and there are even glimpses of Bennachie at times which provides a sense of place. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong green belt boundary.
Relationship to existing settlement	1	When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Development breaking out over this



		feature would add to a sense of urban sprawl unconnected to the existing urban area. The gap between Perwinnes and existing urban areas (which is part of this lower area) means that it could not be considered an urban extension.
Land Use Mix / Balance / Service Thresholds	2	3000 houses should be large enough to attract enough facilities for a neighbourhood centre similar to that at Middleton Park, along with a primary school. These could serve the settlement itself but may not be enough to serve the wider area, particularly given the lack of employment uses proposed.
Accessibility	1	No bus routes available within walking distance – none within 2000 metres.
Proximity to facilities – shopping / health / recreation	1	No facilities within walking distance or within a 30 minute public transport traveling time.
Direct footpath / cycle connection to community and recreation facilities and resources	1	Closest cycle route is 850m away from the southern boundary at East Woodcroft. No adjacent core paths. Nearest core paths are between 700m to 100m away to the south at Middleton Park and Perwinnes Moss.
Proximity of employment opportunities	1	Nearest employment area is Denmore/Murcar Industrial Estate approximately 1750m from the boundary of the site. However, because there is no bus service, no employment areas can be reached within 30 minutes traveling time.
Contamination	3	Former sand and gravel pit at Leuchlands adjacent to the eastern boundary but no evidence of contamination within the site itself.
Land Use Conflict	2	Uses proposed are unlikely to cause conflict with surrounding land uses. It is not known if development would affect the radar station. Helicopters fly across this area



		and their noise can be intrusive. Aircraft noise from the airport is much less intrusive.
Physical Infrastructural Capacity	3	Upgrades would be required but the scale of development should ensure this can take place.
Service Infrastructure Capacity	2	<p>About one third of the site is within Greenbrae Primary area (the eastern section) and the rest within Glashieburn Primary. The whole site is within the Oldmachar Academy area.</p> <p>Glashieburn is forecast to be around 60% capacity up to 2022, whereas rolls in Greenbrae are forecast to have reached capacity by 2016. Oldmachar Academy is forecast to be around 70% in 2016. Although this suggests some pressure on the primary schools, they are some distance from the site and its size would suggest the need for a new primary on site which the developer appears to accept. No capacity issues at relevant Academies.</p>
Other Constraints	3	Very few paths and no recreational use apparent in the area. Development close to the electricity pylons should be avoided. Consultation would be required with NATS with regards to the operation of Perwinnes Radar.



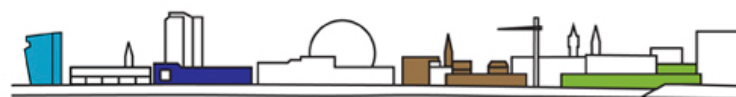
Area 2 - Dyce/Bucksburn/Woodside

Respondent No.	Site Name
63	Land at Hillhead Centre (Pre MIR Ref: B0601)
123	Land Near Bucksburn Primary School (Pre MIR Ref: B0102)
163	Land West and South of Bucksburn Primary School
170	Persley Park Mobile Home Park, Mugiemoor Road
183	Clinterty (Pre MIR Ref: B0104)



Representation 63 – Hillhead Centre, Old Aberdeen

REPRESENTATION NUMBER: 63 Pre MIR Reference: B0601	NAME of SITE: Land at Hillhead Centre
Proposer: University of Aberdeen	
Nature of the proposal: Residential Development	
Checklist Score: 49	Constraints River Don setting, Old Aberdeen Conservation Area
Recommendation: Undesirable	
Justification: The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development. The proposal would lead to the loss of open space and tree cover in a Conservation Area.	



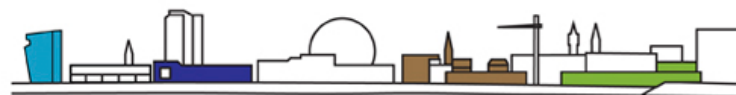
Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Site is well shielded by surrounding mature trees.
Aspect	3	Most of the site is SE facing.
Slope	3	1 in 80 slope. Relatively flat site; however there is a steep section at Rose Cottage at the southern end of the site. It is likely that this could be avoided in development.
Flood Risk	2	Site is located next to the River Don. Site boundary slightly overlaps with area at risk of flooding from the River Don on SEPA map; may be vulnerable to the future effects of climate change, although it is well above the river.
Drainage	3	Drainage does not appear to be an issue.
Built / Cultural Elements	2	<p>Site is located in the Old Aberdeen Conservation Area. Rose Cottage located to the north of the site = Grade B listed. Rose Cottage is more characterised as a ruin, therefore restoration would essentially be a new house in a very sensitive location. The majority of the buildings at Brig O' Balgownie are also listed buildings and redevelopment of this site for residential would adversely impact the secluded woodland setting of the settlement.</p> <p>SMR showed Donmouth Pottery finds, with more within the riverbed/side environment possible – however, this should not affect the site itself.</p>



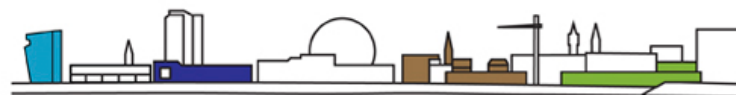
Natural Conservation	2	<p>No TPOs on the site but there is extensive trees and woodland. The site is bounded to the east by the Don Estuary Local Nature Conservation Site. Area surrounding the site is covered by SNH woodland classification, and this classification slightly intrudes onto the site to cover Rose Cottage, and the area surrounding Seaton Park walled garden (Category B listed).</p> <p>The River Don valley is extremely important in terms of its biodiversity value, which could be adversely affected if the land was rezoned. Development may also have an impact on the Donmouth Local Nature Reserve, which is downstream of the site.</p> <p>Designated species recorded for this site by NESBReC: Common Bullfinch, Slender Trefoil, Greater White-fronted Goose, Common Kingfisher, Common Goldeneye, Common Starling, Black-headed Gull, Herring Gull, House Sparrow, Wild Pansy and Dunnoch. Wych Elm and Hedge Accentor have previously been recorded on site.</p>
Landscape Features	2	<p>Riverside setting of the River Don, with high degree of trees and woodland. Close to Seaton Park, Balgownie / Brig 'O Balgownie and St Machar Cathedral. This area blends into the wooded southern slopes of the Don valley – one of the principal river valleys which help to give Aberdeen its sense of place. The whole area contributes to the setting of the Brig o' Balgownie, to the northern parts of Old Aberdeen, and to the city itself.</p>
Landscape Fit	2	<p>Classified as 'urban' in the Landscape Character Assessment, but 'Green Belt' in the ALDP. Mature tree lines along the northern boundary ensure it's well screened from the Bridge of Don by woodland; it is unclear the extent to which these would be retained under the current proposals.</p>



		Due to change in level from Brig O Balgownie to this site, any high density (e.g. flatted) accommodation would visually and physically dominate the landscape setting of historic Brig o' Balgownie. Limited information on site capacity / development intentions is provided by the respondent in this regard.
Relationship to existing settlement	2	Well related to the surrounding urban area however potentially isolated from other mainstream residential units, the closest of which would be Lord Hay's Grove.
Land Use Mix / Balance / Service Thresholds	2	Development of housing will not improve the land use mix of the area, as the area is already dominated by a large student accommodation complex at Hillhead Halls.
Accessibility	3	Bus N° 1 / 2 are ~10 minute walk from the site (to King Street). Bus N° 20 also serves the site boundary during University term times.
Proximity to facilities - shopping / health / recreation	3	The site is ~20 minutes to Berryden/Mastrick/Danestone/Middleton Park District Centres. The closest Neighbourhood Centre is Scotstown Road. A Lidl supermarket is also close to the site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Good connections with recreational areas. Seaton Park is situated on the other side of Don Street from the site. Cycle network (Old Aberdeen to Cottowan of Balgownie) follows the site boundary along Don Street. Core Path Route 6 follows the eastern site boundary follows the River Don.
Proximity of employment opportunities	3	Site is close to most employment opportunities; in particular the University of Aberdeen is one of the largest employers in Aberdeen.
Contamination	3	No evidence of contamination.

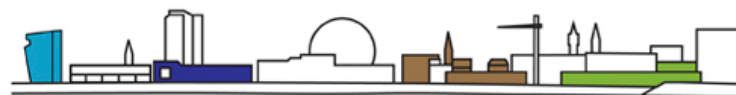


Land Use Conflict	3	It is possible that floodlighting from the adjacent sports facilities to the south could present a light pollution nuisance for the new housing. However there is a dense tree belt between these pitches and the proposed site so this is unlikely to be significant.
Physical Infrastructural Capacity	3	Site is served by water/sewage, gas and electricity.
Service Infrastructure Capacity	1	Secondary School: within St Machar Academy catchment (year predicted over capacity 2022). Primary School: within Seaton Primary catchment which is already over capacity (2015 = 112%) with student roll numbers predicted to keep rising (reaching 129% in 2019).
Other Constraints	1	Currently Green Belt and Green Space Network. The woodland areas are an open space and recreational resource.



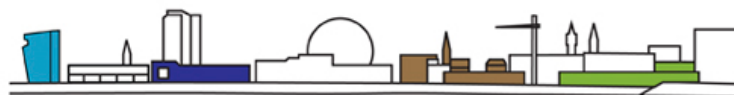
Representation 123 – Land Near Bucksburn School

REPRESENTATION NUMBER: 123 Pre MIR Reference: B0102	NAME of SITE: Land adjacent to Bucksburn School
Proposer: Colliers on behalf of MacTaggart and Mickel Homes	
Nature of the proposal: Remove Green Belt zoning and rezone for residential development	
Checklist Score: 47	Constraints: Site access, Aberdeen Airport contours, Green Space Network
Recommendation: Undesirable	
Justification: The Proposed Aberdeen Local Development Plan fully meets the Strategic Development Plan greenfield requirements and we are confident that a continuous 5 year housing land supply can be met throughout the lifetime of this Local Development Plan. Accordingly, we do not consider it necessary to allocate any further greenfield sites beyond those already identified in the Proposed LDP. This site is in a relatively sustainable location, adjoining the urban edge of Bucksburn / Aberdeen, and there are a range of services and facilities in the local area, including the Primary School adjoining the north western boundary of the site. However, there is no clear access point to the site for vehicular traffic due to the topography of the site and the already constrained access point to the school from the A96. This situation may change with the closure of Bucksburn Primary School. However, the topography of the site may also present challenges for the site layout, and there may be restrictions over the height of buildings given the proximity of the airport and the site’s location within the airport contour zone.	

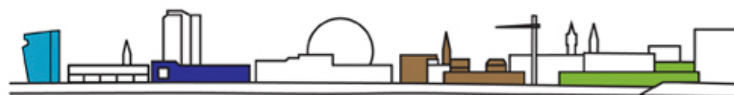


There may need to be a suitable buffer along the southern boundary adjacent to the golf course. In the Examination into the 2012 LDP it was recommended that this site should remain as green belt. This was, amongst other things, because the proposed green belt boundary was considered insufficiently robust and defensible to fulfill the requirements set out in Scottish Planning Policy. Since then, school capacity issues have also emerged in this area.

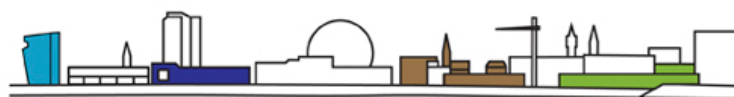
Criteria	Score	Justification
Exposure	2	Moderate protection from northerly winds with a handful of trees dotted along the northern boundary, but southern section of the site is more elevated and exposed.
Aspect	1	North facing slope.
Slope	2	Entire site is fairly steep, with a gradient of 1: 7
Flood Risk	3	No land identified as being at risk of flooding from river or coastal sources on SEPA flood risk maps. The site is in close proximity to the Bucks Burn, where there have been a number of recorded flooding incidents, and therefore may become vulnerable to the future effects of climate change.
Drainage	3	No visible signs of water logging.
Built / Cultural Elements	3	Sites and Monuments: Dancing Cairns Quarry NJ90NW 0809 situated east of the site boundary – area immediately to the west already developed as caravan park.
Natural Conservation	3	No constraints in relation to natural conservation, although Tree Sparrow (UK BAP species) and Swift have been recorded within the 100m buffer zone. The site is identified as an area of potential bat habitat (woodland and inland water) and there are records of Pipistrelle bats in close proximity to the site, according to NESBREC Records. Other designated species recorded for the site are Common Swift, Eurasian Tree Sparrow.



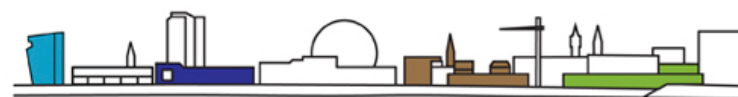
Landscape Features	3	The site is currently open farmland with no significant landscape features, although sections of the boundary are marked by hedgerows and stone walls.
Landscape Fit	2	Site is partly visible to eastbound traffic along the A96, with occasional views over and between properties along the main road. However, the developer has stated that development of the site would not break the skyline and would be set amongst existing development.
Relationship to existing settlement	2	Site is well integrated with the existing suburb of Bucksburn although opportunities for vehicular access to the site are unclear and whilst the A96 offers good road connections access onto this road appears dangerous from the small access road to the primary school.
Land Use Mix / Balance / Service Thresholds	2	The proposed development is for residential and may help to attract new services and facilities.
Accessibility	3	A number of strategic and local bus routes operate along the A96 (Claret Line 18/X18, Blue Line 17 and Stagecoach 727) with 4 bus stops situated along the main road all within 300m of the site. The closest bus stops are at Howes Road with multiple services stopping here.
Proximity to facilities - shopping / health / recreation	3	Shopping facilities at Bucksburn within 400 metres and doctor's surgery (Gilbert Road Medical Group at Gilbert Road) approximately 500 metres away.
Direct footpath / cycle connection	2	Bonnyview Road cycle route runs along south eastern boundary of the site. Northfield to Bucksburn (Howes Road) cycle route runs 130m to the north west. However, it is unclear



to community and recreation facilities and resources		whether these help to provide access to any local services/facilities.
Proximity of employment opportunities	2	Small industrial estates, such as Mugiemoos within 800m as well as the Rowett Institute and significant industrial/commercial activity around Dyce and Aberdeen Airport to the north west. Significant new employment in the form of business parks are planned for Dyce Drive.
Contamination	2	A granite quarry was present on-site from before 1866. The quarry is labelled as 'disused' on historic maps up to 1995. The aerial photographs would seem to suggest that the quarry is still in its quarried state and has not been infilled. The risks from potential contamination would seem to be minimal. However, if the quarry bowl has been infilled, there may be some contamination. The prospective developer should ascertain the status of the former quarry before any development and if any contamination is identified, the Contaminated Land Team should be consulted to consider the best way to deal with any risks.
Land Use Conflict	2	Western half of the site lies within the outer layer of the Aberdeen Airport Contours zone which may cause conflict with residential use of the site. Developer has not identified how this can be dealt with.
Physical Infrastructural Capacity	2	Capacity for infrastructure not known.
Service Infrastructure	2	The site lies within the Bucksburn Academy and Brimmond Primary catchment areas. Although there is currently capacity in the academy, the other housing developments in

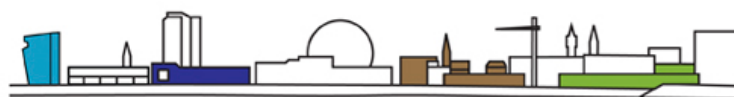


Capacity		the catchment means that this will quickly run out with the school going over capacity in 2020. Brimmond Primary has capacity at present but is estimated to be over capacity by 2018.
Other Constraints	3	No other known constraints.



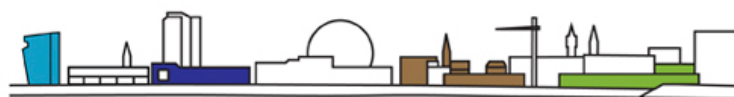
Representation 163 – Land West and South of Bucksburn School

REPRESENTATION NUMBER: 163	NAME of SITE: Land West and South of Bucksburn School
Proposer: Colliers on behalf of MacTaggart and Mickel Homes and Mr Necchi	
Nature of the proposal: Remove Green Belt zoning and rezone for residential development	
Checklist Score: 46	Constraints: Slope, Flight path, Access, Contaminated land
Recommendation: Undesirable	
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The Proposed Aberdeen Local Development Plan fully meets the Strategic Development Plan greenfield requirements and we are confident that a continuous 5 year housing land supply can be met throughout the lifetime of this Local Development Plan. Accordingly, we do not consider it necessary to allocate any further greenfield sites beyond those already identified in the Proposed LDP</p> <p>This site is in a relatively sustainable location, adjoining the urban edge of Bucksburn / Aberdeen, and there are a range of services and facilities in the local area, including the Primary School adjoining the north western boundary of the site. However, there is no clear access point to the site for vehicular traffic due to the topography of the site and the already constrained access point to the school from the A96. This situation may change with the closure of Bucksburn Primary School. However, the topography of the site may also present challenges for the site layout, and there may be restrictions over the height of buildings given the proximity of the airport and the site's location within the airport contour zone. There may need to be a suitable buffer along the southern boundary adjacent to the golf course. In the Examination into the 2012 LDP it was recommended that this site should remain as green belt. This was, amongst other things, because the proposed green belt</p>	

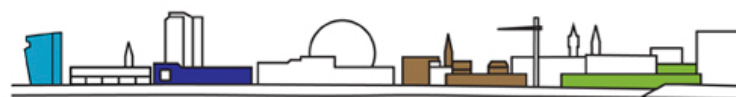


boundary was considered insufficiently robust and defensible to fulfill the requirements set out in Scottish Planning Policy. Since then, school capacity issues have also emerged in this area.

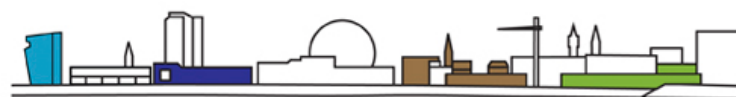
Criteria	Score	Justification
Exposure	2	Moderate protection from northerly winds with a handful of trees dotted along the northern boundary, but southern section of the site is more elevated and exposed.
Aspect	1	North facing slope.
Slope	2	Entire site is fairly steep, with a gradient of 1: 6
Flood risk	3	No land identified as being at risk of flooding from river or coastal sources on SEPA flood risk maps. The site is in close proximity to the Bucks Burn, where there have been a number of recorded flooding incidents, and therefore may become vulnerable to the future effects of climate change.
Drainage	3	No visible signs of water logging.
Built / Cultural Elements	3	Development would have no impact on built/cultural elements.
Natural Conservation	2	The site is identified as an area of potential bat habitat (woodland and inland water). Other designated species recorded for the site are Common Swift and Eurasian Tree Sparrow.
Landscape Features	3	The site is currently fields with no significant landscape features, although sections of the boundary are marked by hedgerows and stone walls.



Landscape Fit	2	Site is partly visible to eastbound traffic along the A96, with occasional views over and between properties along the main road.
Relationship to existing settlement	2	Site is well integrated with the existing suburb of Bucksburn although opportunities for vehicular access to the site are unclear and whilst the A96 offers good road connections access onto this road appears dangerous from the small access road.
Land Use Mix / Balance / Service Thresholds	2	The proposed development is for residential and may help to attract new services and facilities.
Accessibility	3	A number of strategic and local bus routes operate along the A96 (Claret Line 18/X18, Blue Line 17 and Stagecoach 727) with 4 bus stops situated along the main road all within 300m of the site. The closest bus stops are at Howes Road with multiple services stopping here.
Proximity to facilities - shopping / health / recreation.	3	Shopping facilities at Bucksburn within 400 metres and doctor's surgery (Gilbert Road Medical Group at Gilbert Road) approximately 500 metres away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Bonnyview Road cycle route and Northfield to Bucksburn (Howes Road) cycle route run close to the site. However, it is unclear whether these help to provide access to any local services/facilities.

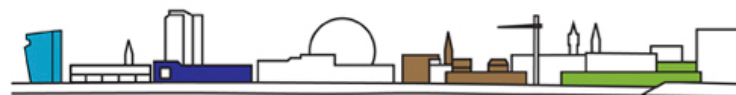


Proximity of employment opportunities.	2	Small industrial estates, such as Mugiemooss within 800m as well as the Rowett Institute and significant industrial/commercial activity around Dyce and Aberdeen Airport to the north west. Significant new employment in the form of business parks are planned for Dyce Drive.
Contamination	2	A granite quarry was present on-site from before 1866. The quarry is labelled as 'disused' on historic maps up to 1995. The aerial photographs would seem to suggest that the quarry is still in it's quarried state and has not been infilled. The risks from potential contamination would seem to be minimal. However, if the quarry bowl has been infilled, there may be some contamination. The prospective developer should ascertain the status of the former quarry before any development and if any contamination is identified, the Contaminated Land team should be consulted to consider the best way to deal with any risks.
Land Use Conflict	2	Majority of the site lies within the outer layer of the Aberdeen Airport Contours zone which may cause conflict with residential use of the site.
Physical Infrastructural Capacity	2	Capacity for infrastructure not known.
Service Infrastructure Capacity	2	The site lies within the Bucksburn Academy and Brimmond Primary catchment areas. Although there is currently capacity in the academy, the other housing developments in the catchment means that this will quickly run out with the school going over capacity in 2020. Brimmond Primary has capacity at present but is estimated to be over capacity by 2018.
Other Constraints	3	No other known constraints.

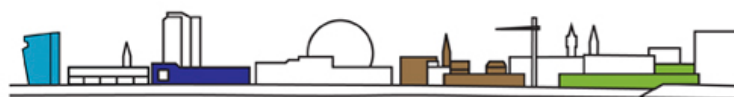


Representation 170 – Persley Park Mobile Home Park

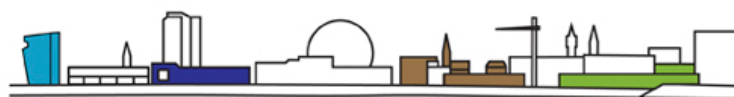
REPRESENTATION NUMBER: 170	NAME of SITE: Persley Park Mobile Home Park
Proposer: Colin Fraser	
Nature of the proposal: Remove Green Belt Zoning and Rezone as Mixed Use	
Checklist Score: 48	Constraints: Landscape Fit, Green Belt Boundary
Recommendation: Undesirable	
<p>Justification:</p> <p>This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The Proposed Aberdeen Local Development Plan fully meets the Strategic Development Plan requirements. Accordingly, we do not consider it necessary to allocate any further sites beyond those already identified in the Proposed LDP.</p> <p>This site is in a relatively sustainable location, being close to Bucksburn and Danestone, and there are some services and facilities in the local area. However, the site is very prominent from the A90 and development on it (beyond the existing mobile home park) would be clearly visible and have a significant impact on the surrounding landscape. The site sits within the Dyce Valley Prime Landscape area and is adjacent to the River Don Corridor Local Nature Conservation Site. The A90 forms a clear boundary between the built up area to the south and Green Belt land to the north. Rezoning this site as mixed use would weaken this robust boundary. The existing mobile home park is unobtrusive and well hidden by trees. Given the above it is not considered that there is any justification for removing the Green Belt zoning of this site and reallocating it as Mixed Use.</p>	



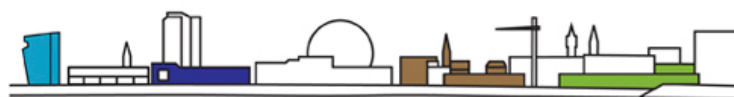
Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds due to tree belt that runs around the perimeter of the site.
Aspect	3	Flat site
Slope	3	Flat site
Flood risk	2	Recorded flooding incident at Muggiemoss Road, just at the western tip of the site.
Drainage	3	Appeared to be freely drained.
Built / Cultural Elements	2	Sites and Monuments Record of Persley Bridge Standing Structure at the eastern edge of the site.
Natural Conservation	1	The site sits within the Dyce Valley Prime Landscape, an identified bat habitat and adjacent to the River Don Corridor Local Nature Conservation site. There is Japanese Knotweed identified within a 100m buffer of the site. Designated species Song Thrush, Black-birdweed, Black-headed Gull, Whopper Swan and European Otter have all been identified within close proximity to the site. There is an area of ancient woodland to the east of the site across the A90. To the north, the site is surrounded by other broadleaf woodland.
Landscape Features	3	The site is currently used as a mobile home park and development on it would be unlikely to result in the loss of any landscape features.
Landscape Fit	2	Although the site has already been developed a mobile home park, mixed use development on the site would be likely to have a more significant impact on the surrounding landscape. The site is very visible from the A90 (between Haudagain roundabout and Persley Bridge).



Relationship to existing settlement	2	The site is fairly well connected to the existing Bucksburn/Danestone built up areas, however, it is somewhat cut off by the busy A90 road and the River Don to the North.
Land Use Mix / Balance / Service Thresholds	2	Mixed use development on this site could potentially contribute to a better mix of land uses and attract new services and facilities.
Accessibility	2	The no.4 bus route runs past this site along the A90.
Proximity to facilities - shopping / health / recreation	2	The Tesco superstore is within 400m of the site. Health facilities and shopping opportunities are more than 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The Persley Walled Garden-Hutcheon Low Road shared footway cycle path runs to the east of the site.
Proximity of employment opportunities	2	There are employment opportunities within 400m at the large Tesco superstore. Other significant employment opportunities are further than 800m from the site.



Contamination	3	No known contamination or waste tipping.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	No known constraint to infrastructural capacity (i.e. all services are available)
Service Infrastructure Capacity	2	The site lies within the Bucksburn Academy and Brimmond Primary catchment areas. Although there is currently capacity in the academy, the other housing developments in the catchment means that this will quickly run out with the school going over capacity in 2020. Brimmond Primary has capacity at present but is estimated to be over capacity by 2018.
Other Constraints	3	No other known constraints.

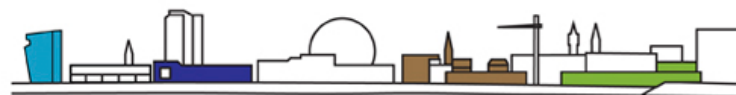


Representation 183 – Clinterty

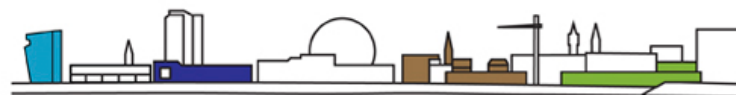
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0104	NAME of SITE: Clinterty
Proposer: Bancon Developments Ltd	
Nature of the proposal: Residential development of 100 houses and supporting services	
Checklist Score: 42	Constraints: Accessibility
Recommendation: Undesirable	
Justification: <p>This site does not score well in terms of accessibility, as there are no existing services in the area. These would need to be developed if this site was to be included in the Local Development Plan. This site could potentially be developed and is free from absolute constraints. However, this site is divorced from Aberdeen and providing attractive linkages, encouraging walking, cycling and public transport, to Aberdeen would be difficult.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. It is considered that there is no over-riding benefits arising from this site which would justify allocating it for development.</p>	



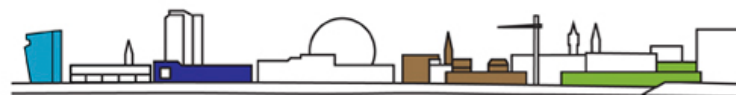
Criteria	Score	Justification
Exposure	2	Exposed site with little shelter provided by vegetation. However, some shelter from cold north easterly winds afforded by the rising land to the north and east of the site.
Aspect	2	The site is within a valley, predominately west facing slopes. Much of the site is relatively flat.
Slope	2	The majority of the site is very flat. There is some rising towards the edges of the site, and some of these slopes have a gradient greater than 1:12.
Flood risk	2	There is flooding associated with the Black Burn, which lies to the south west but the extent of the area at risk is outwith the proposed site.
Drainage	3	The site appears freely drained, drainage provided by the Black Burn and other drains in the area.
Built / Cultural Elements	3	No known archaeology on site, and no listed buildings.
Natural Conservation	3	There are no designated habitats or priority species on this site and development would have a minimal impact on natural conservation. There are records of Common Pipistrelle, Red Squirrel, Common Kestrel.
Landscape Features	3	There would be minimal impact on landscape features. There are trees screening some the agricultural college, the Gypsy/Traveller site and farm buildings.
Landscape Fit	2	This site is visible when approaching Blackburn from the A96, and this development would impact on the open agricultural setting of the area. However, there is development within this area and the impact would not be significant.



Relationship to existing settlement	1	New settlement proposal, no close pedestrian links to existing settlements.
Land Use Mix / Balance / Service Thresholds	2	This is an area in the Green Belt and although development will add to the mix it will not provide any significant benefit to the area and the surrounding population.
Accessibility	1	This site is not in close proximity to any existing bus routes.
Proximity to facilities - shopping / health / recreation	1	Further than 800 metres from facilities located in Blackburn.
Direct footpath / cycle connection to community and recreation facilities and resources	1	No direct footpath links to this site or to any facilities in close proximity.
Proximity of employment opportunities	1	Clinterty Agricultural College is within the proposed site, but the proposal suggests that this will be relocating and there are no other opportunities in close proximity.
Contamination	3	No known contamination on-site.
Land Use Conflict	3	It is proposed that the development would include the redevelopment of the agricultural college, but the other existing uses would remain. This includes the Gypsy/Traveller site. There is already a mix of uses and further residential would not cause any significant conflict.

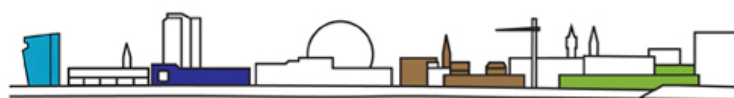


Physical Infrastructural Capacity	3	New services would be required for this development and the developer is suggesting that these can be provided.
Service Infrastructure Capacity	1	There is no capacity in the local primary school, Kineller, up to 2017 however from 2018 on there is capacity of 25 . This area is currently zoned to Kemnay Academy, which is over capacity at 134% in 2015 and expected to be 163% in 2019 , and already has a number of extensions.
Other Constraints	3	No other known constraints.



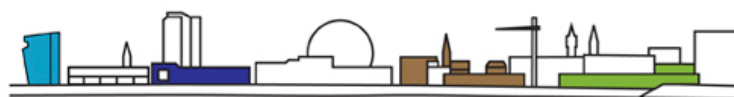
Area 3 - Kingswells/Greenferns

Respondent No.	Site Name
75	Hayfield Riding Centre and Fields to the East of Hazledene Road
75	Former Dobbies Garden Centre
89	Site East of Lidl, Lang Stracht
117	Derbeth, Gillahill & Huxterstone: Kingswells Expansion (Pre MIR Ref: B0303)
125	Land at Newton East, Old Skene Road (Pre MIR Ref: B0306)
141	Brownfield Site at Skene Road, Maidencraig (Pre MIR Ref: B0301)
152	Land at Kingswells East (Pre MIR Ref: B0305)
155	Huxterstone Healthcare Facility (Pre MIR Ref: B0947)
162	Derbeth (Pre MIR Ref: B0303: Kingswells Expansion)
183	Maidencraig (Pre MIR Ref: B0311)



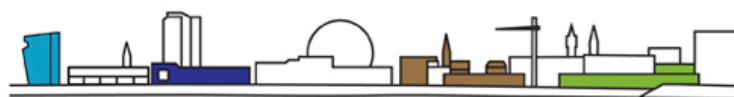
Representation 75 - Hayfield Riding Centre / Fields East of Hazledene Road

REPRESENTATION NUMBER: 75	NAME of SITE: Hayfield Riding Centre / Fields East of Hazledene Road
Proposer: Burness Paull on behalf of Carlton Rock Limited	
Nature of the proposal: Proposed development of a country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre on the Hayfield site, associated car parking/alterations to access roads.	
Checklist Score: 54	Constraints: Green Belt policy, accessibility by public transport
Recommendation: Desirable	
<p>Justification: This site has been submitted for LDP assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). These sites were however previously assessed in March 2015 as part of the Development Management Process for Planning Application P141026. Site A corresponds to the fields east of Hazledene Road. Site B is the Hayfield Riding Centre.</p> <p>The two separate but related sites sit within Hazlehead Park and occupy a well concealed and secluded position within the woodland that would complement the existing recreational activities within Hazlehead. The Site A hotel proposal is not in strict accordance with the Local Development Plan Greenbelt Policy, but will not lead to coalescence or urban sprawl, negatively impact Aberdeen’s landscape setting or reduce access to open space. Although coalescence is often an issue within the greenbelt, in this instance the topography, woodland and nature of the proposal would ensure that neither visual nor physical coalescence would occur between the development and the surrounding area. Both sites have a good aspect, good drainage, no risk of flooding and are well connected to walking and cycling routes. They provide an employment, tourism and leisure opportunity that will enhance the area as an attractive tourist destination. However, the current</p>	

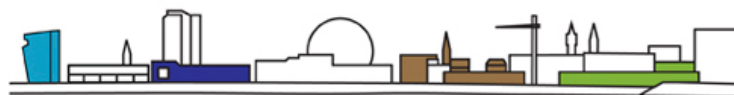


approach along Hazledene Road has a very peaceful and rural nature, fitting with the setting of Hazlehead Park, which could easily be lost through increased traffic volumes. If this could be resolved, the two sites would represent a good development opportunity.

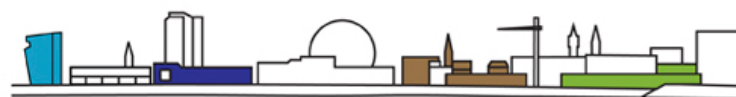
Criteria	Score	Justification
Exposure	3	Site A: Good shelter from northerly winds with a tree belt running along the eastern boundary and woodland along the other three sides. Site B: Moderate shelter with a tree belt along the western edge, woodland to the south and some tree cover to the east.
Aspect	3	Site A: The site is fairly level with a south facing aspect as it slopes gently in the south western corner. Site B: The site has a south facing aspect.
Slope	3	Site A: The site is fairly level. Site B: The site slopes gently from north to south.
Flood risk	3	Site A: No flood risk. Site B: No flood risk.
Drainage	3	Site A: No waterlogging present on site. Site B: No waterlogging present on site.
Built / Cultural Elements	3	There is not considered to be any significant constraints with regards to built or cultural elements. There are no listed buildings or Scheduled Monuments within the sites. Site A is within close proximity (approximately 140m) to the Category C listed Well Spring of Nethertown, on Hazledene Road, which is along the access route to both Site A and B.



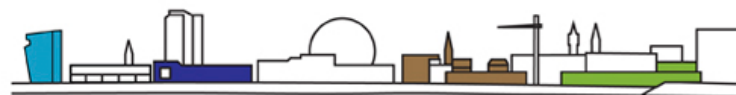
Natural Conservation	2	No TPO's on either site. Ancient woodland and Den Wood Local Nature Conservation Site bounds Site A along the North, West and South and along the access route to Site B. Both sites identified as bat habitat, and a bat study may be required. Potential negative impact on conservation and amenity, along the tree lined access route, if trees are lost due to road improvements. The designated species Eurasian Red Squirrel is present on both sites.
Landscape Features	3	Site A: The site is currently used for grazing horses. Dry stone dykes are present and it is possible these will be lost. Ancient woodland lies outside the boundary to the north, west and south creating a sense of enclosure which is shown to be retained. Site B: The site is currently used as an equestrian centre including a stone farmhouse and ancillary buildings. According to the supporting information the stone buildings will be retained.
Landscape Fit	2	Site A: The site is well concealed and secluded due to its elevated position and surrounding woodland and trees. The appropriateness of its fit into the landscape will be entirely dependent on the design and landscaping, which would need to be of high quality. Mitigation measures should ensure that mature boundary trees are retained and enhanced where possible to ensure the landscape character is not lost. Site B: Currently an equestrian centre the proposed retention of the existing use fits well into the nature of the surrounding area and landscape. Both sites are currently designated as Green Belt and within the Green Space Network.
Relationship to existing settlement	3	The site is situated within Hazlehead Park and well concealed from the surrounding area. The proposed use relates well to the nature of the area and is not reliant on residential development but will provide leisure facilities for the surrounding communities. Although the site has a rural setting it has a good relationship to Aberdeen as a whole through its close proximity to the city centre.



Land Use Mix / Balance / Service Thresholds	3	The development will enhance the land use mix and provide economic opportunity benefits through the provision of tourism and leisure facilities. The proposal will create a new attraction for visitors to both the Hazlehead area and Aberdeen itself.
Accessibility	2	Access to the bus network is over 1,000m away. It is uncertain if a bus stop to serve the site would be provided within Hazlehead. Supporting information indicates that a free shuttle bus will be provided for hotel staff and guests which will run between the development and Union Street with stops along the way.
Proximity to facilities - shopping / health / recreation.	2	There are no shopping facilities within the immediate vicinity. Set within Hazlehead Park – local recreational opportunities include woodland walks, football pitches and a golf course, the enjoyment of which may be enhanced by the proposed development through an improved range and quality.
Direct footpath / cycle connection to community and recreation facilities and resources	3	The site is well connected to the core path network, with core path 56 (Hazlehead Golf course) and 61 (Hazledene Road to Countesswells Road) passing within close proximity to both Site A and Site B.
Proximity of employment opportunities.	3	The proposed development is providing a tourism and leisure employment opportunity.
Contamination	3	The site is not identified as being contaminated.



Land Use Conflict	3	Proposed use is unlikely to cause conflict with the surrounding land uses and there are currently tree belts and woodland acting as a buffer. There could be a possible negative impact on the amenity of residents, situated along what is currently a quiet access route, through future road improvements and increased traffic.
Physical Infrastructural Capacity	3	It is assumed that capacity can be provided.
Service Infrastructure Capacity	3	As a tourism and leisure proposal there is no requirement for health and education services.
Other Constraints	1	The site sits within the greenbelt and the Site A hotel proposal is not in strict accordance with the green belt policy, but will not lead to coalescence or urban sprawl, negatively impact Aberdeen's landscape setting or reduce access to open space.

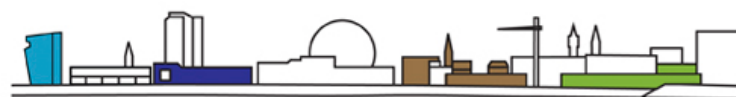


Representation 75 – Former Dobbies Garden Centre

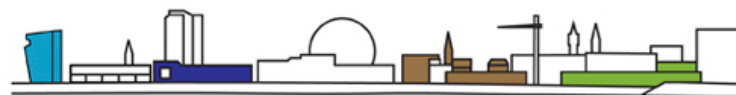
REPRESENTATION NUMBER: 75	NAME of SITE: Former Dobbies Garden Centre
Proposer: Burness Paull on behalf of Carlton Rock	
Nature of the proposal: Remove Green Belt zoning and identity as a Brownfield Opportunity Site (OP) for Housing or Class 1, 3 & 4	
Checklist Score: 40	Constraints: Access, Landscape Fit, LNCS
Recommendation: Undesirable	
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). Although this is a Brownfield site, it is within a Greenfield/Green Belt setting. The site is remote and isolated from the existing built up area. There are issues accessing the site, Hazledene Road is very narrow and there are several corners that have to be negotiated slowly due to blind spots.</p> <p>Development on this site would erode the rural setting and have a negative impact on the landscape of the area. Development would be unrelated to existing settlement and public transport links. There are very few significant destinations within walking distance making the development heavily car reliant. The site is surrounded by the Denwood - Hazlehead Local Nature Conservation Site (LNCS) which contains a good network of paths and is well used by local people. The LNCS supports a number of breeding birds and mammals including Red Squirrel and Wych Elm. Therefore this site should remain as Green Belt.</p>	



Criteria	Score	Justification
Exposure	3	Site is well sheltered from northerly winds from existing tree cover.
Aspect	1	Site is north-east facing.
Slope	2	Gentle slope with gradient of about 1:30
Flood risk	2	Record of flooding incidents where the current buildings are. Evidence of recent flooding also seen during site visit.
Drainage	2	Some evidence of poorly drained land.
Built / Cultural Elements	2	Listed building to the north of Hazledene Road – Well Spring of Netherton.
Natural Conservation	2	The Den Wood/Hazlehead Local nature Conservation Site surrounds the site on the eastern, southern and western boundaries. Part of the LNCS sits within the eastern and western edges of the site boundary.
Landscape Features	1	Development on this site could result in the loss of significant landscape features including substantial tree belts and hedges.
Landscape Fit	2	Development on this site is likely to be fairly well hidden from the nearby road. It is set back from the road and protected by the existing tree belts.
Relationship to existing settlement	1	Development would be remote and isolated from existing built up area of Hazlehead.



Land Use Mix / Balance / Service Thresholds	3	Housing or Class 1,3 & 4 in this area would offer a greater mix of land uses with the potential of attracting new or upgraded services and facilities.
Accessibility	2	The site is remote and not easily accessed by public transport. Public transport facilities are located over 400m away.
Proximity to facilities - shopping / health / recreation.	1	There are no shopping/health facilities within 800m of this site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The site is surrounded by paths, many lead to recreation facilities and would after some distance lead to community facilities..
Proximity of employment opportunities.	1	There are no significant employment opportunities within 800m.
Contamination	2	The Contaminated Land team (Planning and Sustainable Development) considers that the potential for contamination at this site may be minimal and could be associated with any former boilers or storage of chemicals such as pesticides. If any contamination is identified during the development process, the Contaminated Land team should be consulted to consider the best way of dealing with any risks.
Land Use Conflict	3	No expected conflict with adjoining land uses.



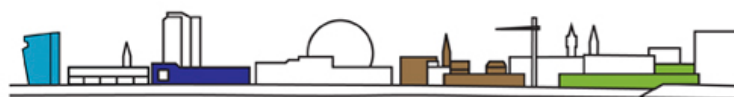
Physical Infrastructural Capacity	3	No constraint to infrastructural capacity (i.e. all services are available).
Service Infrastructure Capacity	2	The majority of the site is zoned to Hazlehead Primary, a small part to the South is zoned to Airyhall Primary. The site is within the Hazlehead Academy catchment zone. Although there is currently capacity at both Primary schools and the Academy it is forecast that Hazlehead Primary will be over capacity by 2019, Airyhall by 2016 and the Academy by 2021.
Other Constraints	3	No other known constraints.



Representation 89 – Land at Lang Stracht

REPRESENTATION NUMBER: 89	NAME of SITE: Land at Lang Stracht
Proposer: GVA James Barr on behalf of Leto Limited	
Nature of the proposal: Remove Business and Industrial Zoning and reallocate for Retail development	
Checklist Score: 56	Constraints: Loss of Business Land
Recommendation: Undesirable	
Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The site is currently zoned under Policy B1 Business and Industrial Land and rezoning to allow for retail development would result in the loss of this Business and Industrial Land. The site is currently occupied by a functioning car garage/workshop. The site has been assessed and is considered to be a good site for employment related development.	

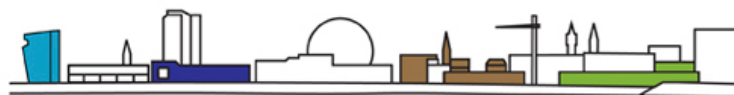
Criteria	Score	Justification
Exposure	3	Well sheltered from northerly winds due to existing built up area.
Aspect	3	Flat site
Slope	3	Flat site



Flood risk	3	No known risk of natural or man made flooding.
Drainage	3	Freely drained
Built / Cultural Elements	3	No loss or disturbance of archaeological sites, vernacular buildings.
Natural Conservation	2	Area of potential bat habitat covers the site.
Landscape Features	3	No loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.
Landscape Fit	3	Development will be unobtrusive in the surrounding landscape.
Relationship to existing settlement	3	Development on this site would be very well connected to existing settlement along and near the Lang Stracht.
Land Use Mix / Balance / Service Thresholds	3	Retail development in this area would positively impact on the existing land use mix. There is an identified retail shortage to the West of Aberdeen (as identified in the Retail Study 2013).
Accessibility	3	The site is within very close proximity of public transport facilities.
Proximity to facilities - shopping / health / recreation	3	As this is a proposal for retail development, it's proximity to health facilities/shopping etc is not relevant.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Cycle path that runs along the Lang Stracht, leading into the city centre.

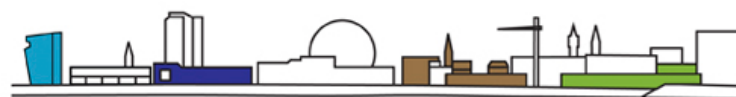


Proximity of employment opportunities	3	Not applicable as this is a proposal for retail development.
Contamination	2	The subject site is within the Whitemyres Industrial Estate. There is therefore the potential for some contamination. This could only be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175, 'Investigation of Potentially Contaminated Sites – A Code of Practice'. The potential for contamination would not be thought to be significant, however, a Phase I Desk Study should be undertaken to identify any potential sources of contamination and any potential pollutant linkages.
Land Use Conflict	3	No expected conflicts with adjoining land uses.
Physical Infrastructural Capacity	3	No constraint to infrastructural capacity (i.e. all services are available).
Service Infrastructure Capacity	3	Retail development would not have an impact on primary/secondary school capacities.
Other Constraints	2	Retail development would result in the loss of Business and Industrial Land.



Representation 117 – Kingswells Community Expansion

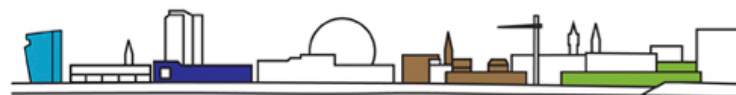
REPRESENTATION NUMBER: 117 Pre MIR Reference: B0303	NAME of SITE: Kingswells Community Expansion
Proposer: Ryden on behalf of Stewart Milne Homes	
Nature of the proposal: Mixed use development of residential, employment, local centre and open space and landscaping. Site split into 3 areas: Area 1 – Derbeth (mixed use development of 900 dwellings) Area 2 – Gillahill (600 dwellings and Primary School) Area 3 – Huxsterstone (60 dwellings as extension to OP42)	
Checklist Score: Area 1: 45 Area 2: 48 Area 3: 50	Constraints: LNCS, Priority Habitat, Ancient Woodland, AWPR Route, School Capacity
Recommendation: Areas 1-3: All Undesirable	
Justification: All three sites were considered during the examination into the 2012 LDP. The reporter concluded that their green belt status was justified by reasons of protecting the setting of Kingswells and preventing encroachment into the countryside that separates Kingswells from Aberdeen. In addition there is no primary school capacity at Kingswells. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has	



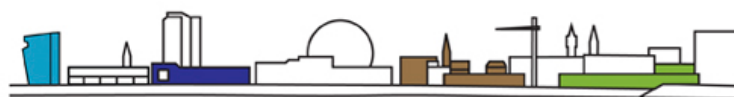
been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites.

Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

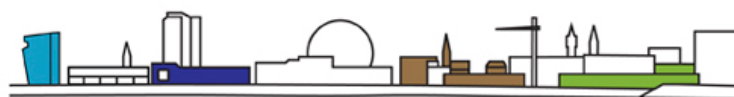
Criteria	Score	Justification
Exposure	Area 1: 2	Around half of the site is more exposed to northerly winds due to topography.
	Area 2: 2	Topography and tree belt along northern boundary offers good protection in the northern section of the site, but less protection across the more elevated southern section of the site.
	Area 3: 3	Good protection from northerly winds.
Aspect	Area 1: 3	Generally south-east facing slope.
	Area 2: 2	Generally east facing slope.
	Area 3: 3	Generally south facing slope.
Slope	Area 1: 2	Gradual slope running generally north east to south west with some steeper sections.
	Area 2: 2	Gradual slope from west to east.



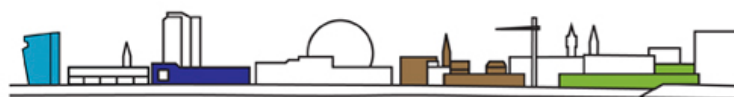
	Area 3: 3	Gentle incline from north to south.
Flood Risk	Area 1: 2	Area has flood risk from the 1:200 year event which includes over land flow from the surface water system. It also has issue of standing water due to surface water according to Sepa Maps. The Flooding and Coastal team would be looking at 1:200 year storage on site and the flood risk mitigated as part of any site development.
	Area 2: 2	
	Area 3: 2	
Drainage	Area 1: 3	Sites appear freely drained.
	Area 2: 3	
	Area 3: 3	
Built / Cultural Elements	Area 1: 2	Fairley House - Listed Building and Site ref NJ80NE 0123 lies centrally within the site and stone Axe 0029 to the east. Derbeth Farm 0399 and East Brimmondside Farm 0401 also lie within site boundary. Dikeside Farmstead 0409 lies adjacent to western boundary and Hill head Farmstead 0407 lies adjacent to the north eastern boundary. Cloghill House & Garden, and Sundial – Listed Buildings and Site ref NJ80NE 0031 lie approx 60m from south western site boundary. Stone Circle 0091 lies adjacent.
	Area 2: 2	Site and Monuments: Gillowhill Farm NJ80NE 0389 and Gillahill Burial Ground 0073 both lie centrally within site.
	Area 3: 3	Not likely to affect any sites of importance to the built/natural environment.
Natural Conservation	General	There are records of several species of bats in the area; Brown Pipistrelle , Bandit Pipistrelle , Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Kestrel , White Ermine , Garden Tiger , Red Squirell , Eurasian Red Squirrel and House



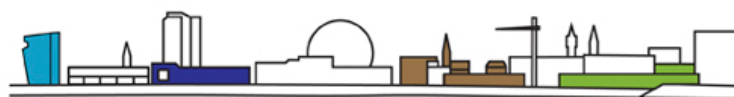
		Sparrow. All of site 3 and the western edge of site 1 lie within the River Dee Catchment Area.
	Area 1: 1	Site adjoins Three Hills Local Nature Conservation Site to the west. Several area of Priority Habitats lie within the site. Western edge of the site lies within the River Dee Catchment Area.
	Area 2: 2	Area to the west of the site identified as Ancient Woodland with numerous Tree Preservation Orders ref 63 and 199.
	Area 3: 2	TPO 140 is situated to the south-east corner of the site.
Landscape Features	Area 1: 2	Range of mature trees and stone walls marking parts of the site boundary and areas within the site. Pockets of dense woodland and landscaped areas can also be found within the site.
	Area 2: 2	The site is open farmland with stone walls marking the site boundary and separating fields within the site. The east, west and northern boundaries are marked by a mixture of mature and semi-mature trees with further pockets of trees situated centrally within the site.
	Area 3: 2	It is currently vacant farmland with two strips of woodland along the north and eastern boundary and a steep embankment at the southern end of the site.
Landscape Fit	Area 1: 2	The majority of the site is identified as wooded farmland and the northern section open farmland. Views across the eastern portion of the site can be obtained from the Kingswells bypass although parts of the central section are more obscured by lines/groups of trees and the topography rising towards the west.



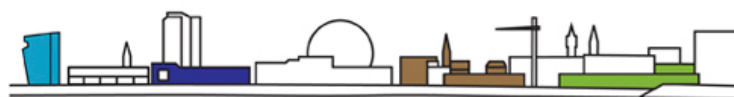
	Area 2: 2	The majority of the site is identified as wooded farmland, with a small section identified as open farmland along the southern edge. The site comprises several fields separated by a square grid of dry stone dykes, with distinct lines of trees marking the site boundaries to the north, east and west. The eastern section of the site is more elevated and lies adjacent to an area of semi-mature woodland, resulting in no clear views into the site from the existing settlement at Kingswells. Longer distance views into the site can be obtained from the surrounding countryside to the east. The site helps to separate Kingswells from Aberdeen.
	Area 3: 3	The site relates strongly to the existing residential areas and the allocated site OP42 to the west and is well screened from the Kingswells bypass. The site helps to separate Kingswells from Aberdeen.
Relationship to existing settlement	Area 1: 2	The site is somewhat segregated from the existing settlement of Kingswells due to the barrier presented by the bypass and no clear crossing points to connect the existing community and the site.
	Area 2: 3	The site is well related to the existing development and the majority of the site is within walking distance of the community centre and school.
	Area 3: 3	The site is well related to existing development in Kingswells with residential development on three sides and Park & Ride site to the west.
Land Use Mix / Balance / Service Thresholds	Area 1: 3	The proposed development includes a mixed use development which would contribute significantly to the land use mix.
	Area 2: 2	The site is proposed for approximately 600 dwellings and a Primary school. The surrounding area is predominantly residential already so this would only



		contribute a little towards a better land use mix.
	Area 3: 1	The site is proposed as an extension to OP42 and proposes more residential, so this would be unlikely to contribute to a better mix or balance of uses.
Accessibility	Area 1: 2	It is just over 400m from the centre of the site to the nearest bus stop/route.
	Area 2: 3	The nearest bus route and stop is within 400 of the centre of the site.
	Area 3: 2	It is just over 400m from the centre of the site to the nearest bus stop/route.
Proximity to facilities - shopping / health / recreation	Area 1: 1	Local facilities at Kingswells are just over 800m from the centre of the site.
	Area 2: 2	Local facilities at Kingswells are within 800m of the centre of the site. These would be classed as limited in range.
	Area 3: 1	Local facilities at Kingswells are over 800m away from the centre of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	Area 1: 2	Core Paths connect the centre of the site to Kingswells local centre to the east and the Brimmond Hill Country Park to the north west.
	Area 2: 2	Core Paths connect the site to Kingswells local centre, Sheddocksley and Bucksburn.
	Area 3: 2	Core paths link the site to Kingswells local centre, as well as the footpath running adjacent to the A944 Skene Road. Cycle route along Lang Stracht to the east.
Proximity of employment opportunities	Area 1: 3	There are significant employment opportunities at the nearby Prime Four development. Prime Four is within 1.6km from sites 2 and 3 and just over
	Area 2: 3	

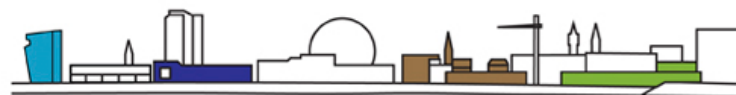


	Area 3: 3	1.6km from site 1.
Contamination	Area 1: 3	The south-west corner of Site 3 is highlighted on the Council's GIS Mapping system as potentially contaminated (Old Skene Road).
	Area 2: 3	
	Area 3: 3	
Land Use Conflict	Area 1: 2	The AWPR route runs through the middle of Area 1.
	Area 2: 3	
	Area 3: 3	
Physical Infrastructural Capacity	Area 1: 3	There are no anticipated issues with utility connections.
	Area 2: 3	
	Area 3: 3	
Service Infrastructure Capacity	Area 1: 2	Sites are currently zoned to Bucksburn Academy and Kingswells Primary catchment areas. Kingswells Primary is currently over capacity and this issue is anticipated to increase over the coming years. There is capacity at Bucksburn Academy at present but this is also expected to go over capacity in 2020. This proposal does include potential for a new Primary School. The expansion sites would be included in the future Countesswells Academy catchment area.
	Area 2: 2	
	Area 3: 2	
Other Constraints	Area 1: 3	No other known constraints.
	Area 2: 3	
	Area 3: 3	

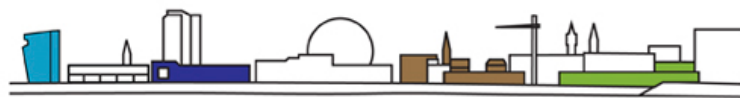


Representation 125 – Newton East, Old Skene Road

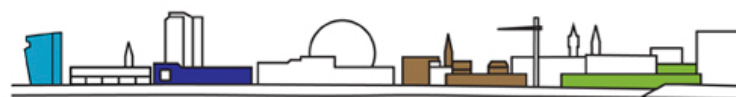
REPRESENTATION NUMBER: 125 Pre MIR Reference: B0306	NAME of SITE: Newton East, Old Skene Road
Proposer: Barratt East Scotland	
Nature of the proposal: Residential	
Checklist Score: 47	Constraints: Landscape and School Capacity
Recommendation: Undesirable	
Justification: Although small, the site contributes to maintaining the open setting between Kingswells and Aberdeen. Development on this site would have a negative impact on landscape and views and Kingswells Primary School is at capacity so any additional pupils generated by this development would compound this situation. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



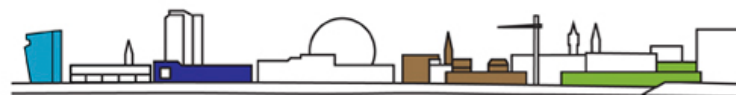
Criteria	Score	Justification
Exposure	1	Little shelter from northerly winds.
Aspect	2	North facing, although the slope is very gentle and almost flat.
Slope	3	Slopes very gently to the north towards the Denburn.
Flood Risk	3	No known risk of flooding.
Drainage	3	There did not appear to be any drainage issue during the site visit.
Built / Cultural Elements	3	There are 3 site and monument records, off the site, to the north. Harthill Farm, Kingswells Free Church School, Milestone 4. Development is unlikely to have any significant affect on these features.
Natural Conservation	2	The North Burn of Rubislaw (Den Burn) LNCS is 98m to the north of the site. The site lies within the River Dee Catchment Area. There are records of Chiroptera bats within the vicinity of the site. Common Pipistrelle and Pipistrellus pipistrellus bats and Wych Elm have been recorded on site previously.
Landscape Features	3	There will be no loss to or disturbance of landscape features.
Landscape Fit	1	The site is elevated above the roads to the south and north and mostly beyond the existing limit of development. Even low buildings would appear incongruously perched on the site.



Relationship to existing settlement	2	The development would be reasonably well related to existing development on its western and north-western sides, but the site extends east from the existing village and this area is not well related to the existing settlement.
Land Use Mix / Balance / Service Thresholds	1	Residential in residential area.
Accessibility	2	There are bus facilities just over 400m from the site.
Proximity to facilities - shopping / health / recreation	1	There are a range of local facilities available at Kingswells, however these are over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Path 91 and a cycle route run at the northern edge of the site and links into Aberdeen. There are also connections to Core Path 31. The cycle links into two other cycle routes through core path 91.
Proximity of employment opportunities	3	There are limited existing employment opportunities within 1.6km, however, the Prime Four development which is currently under construction will offer a significant range of employment opportunities when completed.
Contamination	3	No contamination issues
Land Use Conflict	3	No land use conflicts
Physical Infrastructural Capacity	3	All assumed to be present or easy to connect.

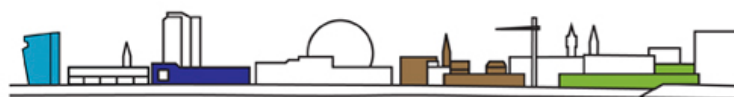


Service Infrastructure Capacity	2	Kingswells Primary school is currently over capacity, this situation is forecast to get worse over the coming years. This means that there would be difficulties in accommodating children from this development. There is some capacity in Bucksburn Academy, but it is forecast to go over capacity in 2020. A new school at Countesswells may be able to provide additional accommodation, but this is unknown at present.
Other Constraints	3	No other known constraints.

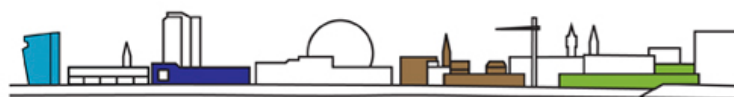


Representation 141 – Maidencraig

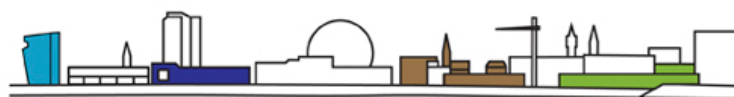
REPRESENTATION NUMBER: 141 Pre MIR Reference: B0301	NAME of SITE: Maidencraig
Proposer: Archial Norr on behalf of Mr S Barrack	
Nature of the proposal: Residential	
Checklist Score: 44	Constraints: Flood risk, possible contamination
Recommendation: Undesirable	
Justification: This proposal would include an area of land that has previously been developed and the development would be closely linked to the new community identified in the extant Local Development Plan at Maidencraig. The Den of Maidencraig (LNCS) is an important feature that runs along the boundary of this site with the Maidencraig site. Any development in this area may increase the risk of flooding and increase the area of land at risk from flooding. The visual impact and impact on the historic environment would be minimal and the development of previously developed land is a plus point that would result from this development. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Taking into account the potential impact on the Den of Maidencraig it is considered that there is no over-riding benefits arising from this site which would justify allocating it for development.	



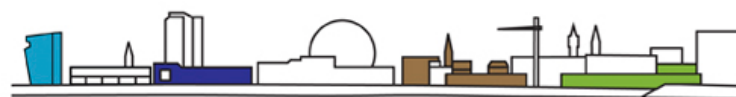
Criteria	Score	Justification
Exposure	1	There is some shelter provided by trees on the southern edge of the site, but the northern aspect is open and exposed. However, this area to the north is allocated as a part of the Maidencraig development and there will be a change in the land form.
Aspect	2	The area of land close to the B9119 is relatively flat and the northern section slopes down towards the Den of Maidencraig and is north facing.
Slope	1	The area of land close to the B9119 is relatively flat, but the site slopes steeply down to the Den of Maidencraig with sections at an 11% gradient.
Flood Risk	1	The Den of Maidencraig is shown to flood on the SEPA flood map but this should be well contained by the steep valley sides. Development may increase run off into the Den of Maidencraig.
Drainage	2	The land on higher ground appears to be well drained, aided by the slopes. The land around the Den of Maidencraig is marshy with wetland plants.
Built / Cultural Elements	3	There are no elements that could be affected by development.
Natural Conservation	2	Den of Maidencraig is a Local Nature Conservation Site, which is adjacent to the northern border of the site. Development may have a harmful affect on the Den of Maidencraig habitat. Common Pipistrelle has been recorded in this area. The Rubislaw Burn passes along the north eastern boundary. The south eastern corner includes a variety of habitats including broadleaved woodland, rush pasture, scrub woodland, neutral grassland and running water.



Landscape Features	2	The character of the area is fairly open although there are trees along the B9119. The Den of Maidencraig runs west to east and passes through the site northern portion of the site and is a prominent landscape feature with steep slopes down to the burn and there may be some impact on this feature.
Landscape Fit	3	There is a need to consider the fit in the context of the existing allocation at maidencraig for residential development, which will significantly change the character of this area. This site is on the edge of that development and includes an area of previously developed land. It is considered that in landscape terms the development would not be incongruous with the new development.
Relationship to existing settlement	3	At present the site has no relationship to the existing settlement, but this proposal would have good connections to the new community at Maidencraig.
Land Use Mix / Balance / Service Thresholds	1	Development would result in the loss of an area of storage, and the mix of uses in this area would be reduced.
Accessibility	3	This site is within 400m of an existing bus stop with regular services.
Proximity to facilities - shopping / health / recreation	2	There are no facilities within 800m of this site. New facilities may be provided as a part of the Maidencraig Development, which could serve this area.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Good cycle and walking linkages from this site to the Lang Stracht and along the Den of Maidencraig to Queens Road.

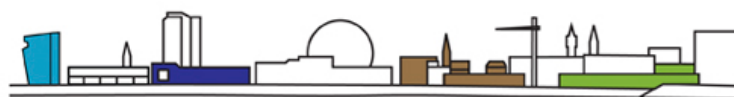


Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6km of this site.
Contamination	2	There is anecdotal evidence that the site may have been used for landfill. No records are available on the history of any landfill. It may be prudent to carry out a limited site investigation to determine whether the site has been used for landfilling and if so, what the potential risks are.
Land Use Conflict	3	No conflicts arising from a largely residential use.
Physical Infrastructural Capacity	3	There are existing properties in the area and there is no reason not to assume that capacity can be provided.
Service Infrastructure Capacity	2	Both Fernielea Primary and Hazlehead Academy are forecast to go over capacity in 2019 as a result of allocated development. There is a requirement for new provision in this area and this could allow capacity for this small development.
Other Constraints	3	No other known constraints.



Development Option **152** – Kingswells East

SITE NUMBER: 152 Pre MIR Reference: B0305	NAME of SITE: Kingswells East
Proposer: Emac Planning on behalf of Scotia Homes Ltd	
Nature of the proposal: Residential development of 80 dwellings	
Checklist Score: 46	Constraints: School capacity, slope and landscape fit
Recommendation: Undesirable	
Justification: The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Taking into account the potential impact on the primary school it is considered that there is no over-riding benefits arising from this site which would justify allocating it for development. The site is south facing, with good drainage, no risk of flooding, and with no loss of nature conservation or built/cultural elements. The site is reasonably well connected to the existing settlement and there is a core path and a cycle route adjacent to the site, linking into Kingswells and Aberdeen. The site sits just below Newpark Hill and occupies a significant position within the landscape. It is visible from Old Kingswells, many parts of new Kingswells and the surrounding area to the south, east and west. The site is especially visible from the A944. Its development would encroach into the open countryside which separates Kingswells from	

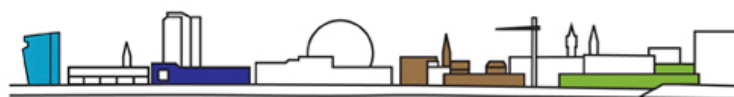


Aberdeen. As the current school roll stands there would be no primary school space to accommodate the expected children from this development. 80 dwellings alone would not be able to support a new school.

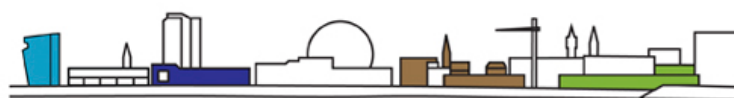
Criteria	Score	Justification
Exposure	2	Situated just below the brow of Newpark Hill, no tree belts yet some shelter from the hill.
Aspect	3	South west facing site.
Slope	1	The site slopes steeply with a gradient of approximately 1 in 10.
Flood Risk	3	No known flood risk on this site.
Drainage	3	No drainage issues were present during the site visit.
Built / Cultural Elements	3	There are no conservation areas, listed buildings, scheduled ancient monuments, or sites and monuments on the site.
Natural Conservation	3	There are no TPO DWS, SSSI, SAC, Woodlands or Priority Habitats present.
Landscape Features	2	There are stone dykes surrounding the site, and one further splitting it in two. It is possible these will be lost if the site was developed.
Landscape Fit	1	The site sits just below Newpark Hill and occupies a significant position within the landscape. It is visible from Old Kingswells, many parts of new Kingswells and the surrounding area to the south, east and west. The site is especially visible from



		the A944. In the reporters report for the 2008 Local Plan, the reporters concluded that it is plain that extending development even higher up Newpark Hill could only increase the harm to the watershed ridge as a feature of Aberdeen’s surrounding landscape, and to its value to the setting and identity of Kingswells. Its development would encroach into the open countryside which separates Kingswells from Aberdeen.
Relationship to existing settlement	2	The site is situated to the backs of housing on its west and in parts of its south side.
Land Use Mix / Balance / Service Thresholds	1	Proposal for housing is a residential area does not contribute towards the land use mix in this area.
Accessibility	3	The nearest bus stop is 230m from the site.
Proximity to facilities - shopping / health / recreation	1	All facilities are more than 800 meters from the site although the school is in relatively close proximity. Kingswells Neighbourhood Centre – 1111m, Queen’s Road Doctors Surgery – 4,586m, Kingswells Primary School is just over 800m
Direct footpath / cycle connection to community and recreation facilities and resources	2	A core path and cycle route are immediately to the south of the site that link into Kingswells centre and the city centre. Cycle route along the Lang Stracht.
Proximity of employment opportunities	3	The site is within 1.6km of the Prime Four development. There are also employment opportunities along the Lang Stracht over 3km from the site.

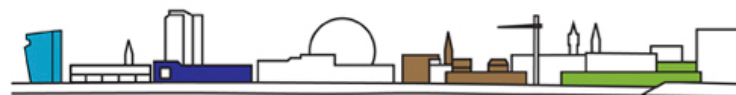


Contamination	3	No contamination issues on this site.
Land Use Conflict	3	It is proposed to add residential to a residential area.
Physical Infrastructural Capacity	3	It is assumed that capacity can be provided.
Service Infrastructure Capacity	1	Kingswells Primary school is currently over capacity, this situation is forecast to get worse over the coming years. This means that there would be difficulties in accommodating children from this development. There is some capacity in Bucksburn Academy, but it is forecast to go over capacity in 2020 . A new school at Countesswells may be able to provide additional accommodation, but this is unknown at present.
Other Constraints	3	No other known constraints.

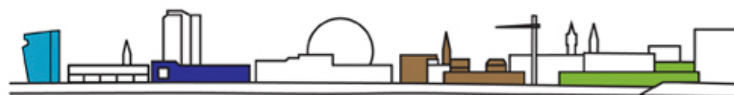


Representation 155 – Huxterstone

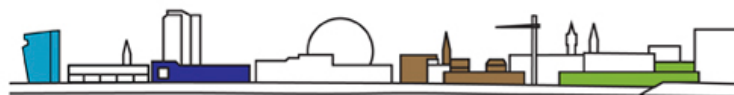
REPRESENTATION NUMBER: 155 Pre MIR Reference: B0947	NAME of SITE: Huxterstone
Proposer: Halliday Fraser Munro on behalf of ANM Group LTD	
Nature of the proposal: Healthcare	
Checklist Score:	Constraints: Exposure, slope, landscape fit, connectivity
Recommendation: Undesirable	
Justification: <p style="color: red; margin: 0;">The site was previously assessed as B0947 at Pre-MIR stage for retail/commercial – the proposal is now healthcare. The site is located close to the proposed AWPR South Kingswells Junction, and Healthcare in this location would be easily accessed. However, the land in question lies south of the A944, this busy road helps to form a very well defined and robust Green Belt boundary, this is highlighted in the Green Belt Review (2010). Allowing development in this area would weaken this boundary and could lead to coalescence with the proposed Countesswells development. There is currently no identified Health care need in this area beyond the extended Kingswells Health Centre which is already identified in the Proposed Local Development Plan (Appendix 3). It is for these reasons that this land should remain as Green Belt.</p>	



Criteria	Score	Justification
Exposure	1	Very exposed site, little shelter from northerly winds. Little to no vegetation along northern boundary to provide shelter.
Aspect	1	Site is north facing.
Slope	1	Steeply sloping site with a gradient of 1:8 in the developable area. The gradient is steeper along the road, but the proposal does not include development in this area.
Flood Risk	3	No risk of natural or man made flooding according to SEPA flood risk map.
Drainage	3	No signs of poorly drained areas on this site, no waterlogging. Site appears to be freely drained.
Built / Cultural Elements	3	No impact on built and cultural heritage
Natural Conservation	2	Kingshill Wood is located to the southwest of the site and there are a number of priority habitats associated with the woods, and development has the potential to impact on habitats. The site itself is mainly improved grassland, which does not provide a valuable habitat and there is the potential to make improvements.
Landscape Features	2	Loss or disturbance to Stone dykes located on this site.
Landscape Fit	1	Development on this site would be elevated and highly visible from the A944 and Kingswells. The development has potential to intrude significantly into the surrounding landscape. Some screening to the east of the site.



Relationship to existing settlement	1	This site is not related to any existing area of development.
Land Use Mix / Balance / Service Thresholds	3	Healthcare in this location would contribute significantly to the balance of land uses as the existing settlement of Kingswells is predominantly residential.
Accessibility	2	Site has good access to the public transport network with the Park & Ride facility located close by, but this is on the other side of the A944 and pedestrian access would be difficult. In this location people are more likely to access this development by car.
Proximity to facilities - shopping / health / recreation	2	This development would provide increased Healthcare facilities that do not exist in this area.
Direct footpath / cycle connection to community and recreation facilities and resources	1	Development is on the other side of the A944 from existing development, and pedestrian access would be difficult.
Proximity of employment opportunities	2	Development of a Healthcare facility on this site would create some employment opportunities for the residents of nearby Kingswells and Westhill.
Contamination	3	No known contamination or tipping on or around this site.
Land Use Conflict	3	No land use conflict.
Physical Infrastructural Capacity	3	The proposal has indicated that there is capacity. SW asset capacity search does not have any information for this site.



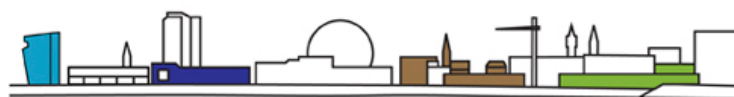
Service Infrastructure Capacity	3	As it is proposed to develop a Healthcare facility on this site, there would be no extra pressure on school capacity.
Other Constraints	2	Overhead power lines run across this site from north-west to south-east.



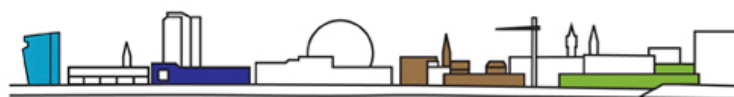
Representation 162 –Derbeth Farm

REPRESENTATION NUMBER: 162 Pre MIR Reference: B0303	NAME of SITE: Derbeth Farm
Proposer: Colliers on behalf of AA Websters & Sons	
Nature of the proposal: Residential	
Checklist Score: 45	Constraints: LNCS, Priority Habitat, Ancient Woodland, AWPR Route, School Capacity
Recommendation: Undesirable	
Justification: The site was considered during the examination into the 2012 LDP. The reporter concluded that the green belt status was justified by reasons of protecting the setting of Kingswells and preventing encroachment into the countryside that separates Kingswells from Aberdeen. There is no primary school capacity at Kingswells and development in this area would have a significant negative impact on the nearby Local Nature Conservation site. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	

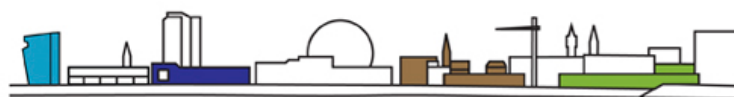
Criteria	Score	Justification
Exposure	2	Around half of the site is more exposed to northerly winds due to topography.
Aspect	3	Generally south-east facing slope.
Slope	2	Gradual slope running generally north east to south west with some steeper sections.
Flood risk	2	Area has flood risk from the 1:200 year event which includes over land flow from the surface water system. It also has issue of standing water due to surface water according to Sepa Maps. The Flooding and Coastal team would be looking at 1:200 year storage on site and the flood risk mitigated as part of any site development.
Drainage	3	Sites appear freely drained.
Built / Cultural Elements	2	Fairley House - Listed Building and Site ref NJ80NE 0123 lies centrally within the site and stone Axe 0029 to the east. Derbeth Farm 0399 and East Brimmondside Farm 0401 also lie within site boundary. Dikeside Farmstead 0409 lies adjacent to western boundary and Hill head Farmstead 0407 lies adjacent to the north eastern boundary. Cloghill House & Garden, and Sundial – Listed Buildings and Site ref NJ80NE 0031 lie approx 60m from south western site boundary. Stone Circle 0091 lies adjacent.
Natural Conservation	1	There are records of several species of bats in the area; Brown Pipistrelle, Bandit Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Kestrel, White Ermine, Garden Tiger, Red Squirell, Eurasian Red Squirrel and House Sparrow. The western edge of the site lies



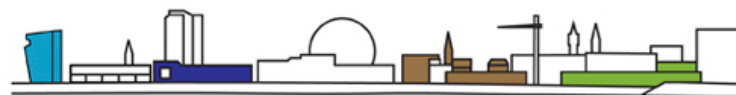
		within the River Dee Catchment Area. Site adjoins Three Hills Local Nature Conservation Site to the west. Several area of Priority Habitats lie within the site. Western edge of the site lies within the River Dee Catchment Area.
Landscape Features	2	Range of mature trees and stone walls marking parts of the site boundary and areas within the site. Pockets of dense woodland and landscaped areas can also be found within the site.
Landscape Fit	2	The majority of the site is identified as wooded farmland and the northern section open farmland. Views across the eastern portion of the site can be obtained from the Kingswells bypass although parts of the central section are more obscured by lines/groups of trees and the topography rising towards the west.
Relationship to existing settlement	2	The site is somewhat segregated from the existing settlement of Kingswells due to the barrier presented by the bypass and no clear crossing points to connect the existing community and the site.
Land Use Mix / Balance / Service Thresholds	3	The proposed development would contribute significantly to the land use mix and has the potential to attract new services and facilities.
Accessibility	2	It is just over 400m from the centre of the site to the nearest bus stop/route.
Proximity to facilities - shopping / health /	1	Local facilities at Kingswells are just over 800m from the centre of the site.



recreation.		
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Paths connect the centre of the site to Kingswells local centre to the east and the Brimmond Hill Country Park to the north west.
Proximity of employment opportunities.	3	There are significant employment facilities at the nearby Prime Four development. Prime Four is just over 1.6km from the site.
Contamination	3	No known risk of contamination.
Land Use Conflict	2	The AWPR route runs through the site.
Physical Infrastructural Capacity	3	There are no anticipated issues with utility connections.
Service Infrastructure Capacity	2	Site is currently zoned to Bucksburn Academy and Kingswells Primary catchment areas. Kingswells Primary is currently over capacity and this issue is anticipated to increase over the coming years. There is capacity at Bucksburn Academy at present but this is also expected to go over capacity in 2020. This Kingswells Community Expansion proposal (Site Assessment 117) does include potential for a new Primary School. The expansion sites would be included in the future Countesswells Academy catchment area.

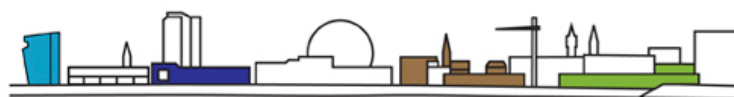


Other Constraints	3	No other known constraints.
--------------------------	---	-----------------------------



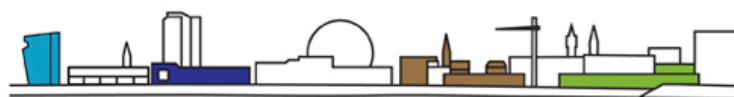
Representation 183 – Maidencraig

REPRESENTATION NUMBER: 183 Pre MIR Reference: B0311	NAME of SITE: Maidencraig
Proposer: Bancon Developments LTD	
Nature of the proposal: Proposal 1 Residential Development Proposal 2 Business Development	
Checklist Score: Proposal 1: 52 Proposal 2: 54	Constraints: Landscape fit, proximity to facilities, school capacity
Recommendation: Proposal 1 Residential: Undesirable Proposal 2 Business: Undesirable Please note proposer now suggests 'Mixed Use' as another use of the site. This is covered within the assessments below.	
Justification: Proposal 1 and 2: There are no significant constraints to development of this area and the area to the east and south has been identified for development in the 2012 Local Development Plan. This site was submitted for consideration during the process of preparing the 2012 Local Development Plan and at that time it was considered that the existing track from the Lang Stracht to Fernhill cottage provided a robust boundary for the development. This site is part of an area of open countryside which serves to prevent the coalescence of Kingswells and Aberdeen and helps to maintain their separate identities. It is therefore appropriately designated as green belt. The overall vision and spatial strategy of the Local Development Plan is considered to remain appropriate and was	

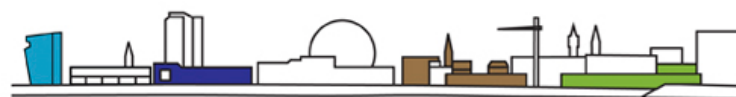


established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

Criteria	Score	Justification
Exposure	3	Good shelter to northerly winds from rising ground and tree belt to the north.
Aspect	3	South/ south-east facing.
Slope	3	Slopes not steeper than 1 in 12.
Flood Risk	3	There is a drain on site, but there are no records of flooding on this site or identified flood risk.
Drainage	3	Freely drained, drain within the site to the Den Burn.
Built / Cultural Elements	3	There are two Sites and Monuments records for sites just outside the envelope of the site: the Croft of Newpark in the middle of the site and Fernhills to the north.
Natural Conservation	3	This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.
Landscape Features	2	Drystone dykes within the site and along the perimeters.



Landscape Fit	1	The site is exposed to views from the Lang Stracht, from its junction with the A944.
Relationship to existing settlement	3	The proposal is not currently well related to any development, but it would be well related to a new community that is allocated at Maidencraig.
Land Use Mix / Balance / Service Thresholds	1	Proposal 1 proposes a housing development that will not add to the mix of uses in this area.
	3	Proposal 2 is for business development that would add to the mix of uses in the local area and would be of a larger scale than any mixed use that is developed as a part of the Maidencraig development.
Accessibility	3	There is a bus stop on the Lang Stracht with the number 40 and 215 providing links into town.
Proximity to facilities - shopping / health / recreation	1	There are no facilities within 800m from the centre of this development area, although new facilities may be provided as a part of this development, but this is not known at present.
Direct footpath / cycle connection to community and recreation facilities and resources	3	East-west cycle paths run along the southern perimeter of the site. Core Path 45 bisects the site, linking Kingswells with Sheddocksley. Core Path 46 runs to the north and connects through to the Bucksburn. There is a cycle route along the Lang Stracht.
Proximity of employment opportunities	3	Proposal 1: There are limited employment opportunities within 1.6km of this site, but Prime Four is within 1.6km of this site.

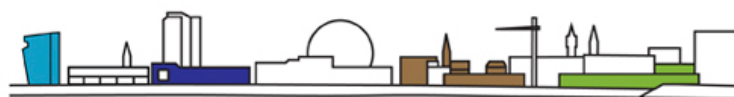


	3	Proposal 2: This development will create employment opportunities in this area.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict.	3	No land use conflicts with adjoining uses envisaged.
Physical Infrastructural Capacity	3	Electricity, gas, water and sewage can be provided.
Service Infrastructure Capacity	2	The site is zoned to Kingswells Primary school which is currently over capacity, this situation is forecast to get worse over the coming years The site is within a zone to potentially be included in a new Countesswells academy, but at present the site would be zoned to Hazlehead where the school is forecast to go over capacity in 2021 .
Other Constraints	3	No other known constraints.



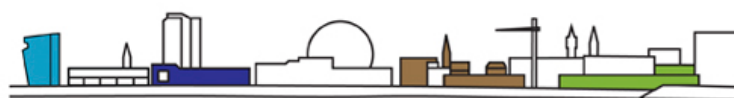
Area 4 - Countesswells

Respondent No.	Site Name
138	Thornhill (Pre MIR Ref: B0944)
152	Foggieton (Pre MIR Ref: B0921)
173	Countesswells Expansion (Pre MIR Ref: B0918)

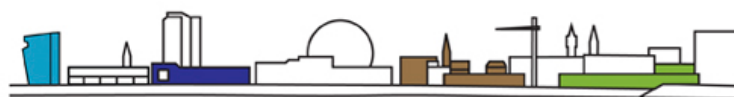


Representation 138 – Thornhill

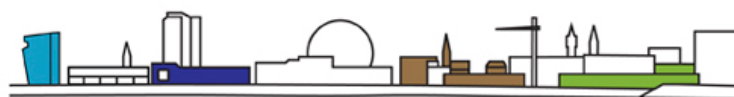
REPRESENTATION NUMBER: 138 Pre MIR Reference: B0944	NAME of SITE: Thornhill
Proposer: <i>Urban Wilderness on behalf of The Reid Family</i>	
Nature of the proposal: Residential as an expansion to OP58: Countesswells	
Checklist Score: 44	Constraints: Pylons, Priority Habitat
Recommendation: Undesirable	
Justification: <p>This site was considered and rejected by reporters following the Examination of the 2012 LDP. In agreement with the Council, they considered development would constitute a substantial but isolated development in the green belt undermining the existing separation between Cults and Aberdeen. The site is remote from transport links and shopping facilities so travel would likely be by car.</p> <p>The site is largely zoned to Cults Primary and Academy and there is insufficient space to accommodate further pupils. Development of the site also presents significant risks for the two priority habitats on the site. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>	



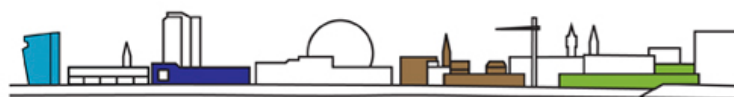
Criteria	Score	Justification
Exposure	3	Fairly well protected from northerly winds by trees along the perimeter and within the site.
Aspect	3	South/south-west facing.
Slope	3	Irregular undulations, but not steep.
Flood Risk	3	No known risk of flooding.
Drainage	3	Site appears to be freely draining.
Built / Cultural Elements	2	Stone boundary walls surround the site. No other known built or cultural elements.
Natural Conservation	1	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the eastern half of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the eastern half of the site. The Den Wood Local Nature Conservation Site is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Common Bullfinch are within the vicinity of this site, both of which are designated species. Wych Elm has previously been recorded on site.
Landscape Features	2	Stone walls and tree belts contain and extend into the site.



Landscape Fit	2	Fairly well contained visually from the approaching roads, although gaps in the trees on Countesswells Road allow views across the site. The ridgeline along Craigton Road prohibits views across the site from South Deeside. The western boundary of the site is largely open to views from fields to the west of the site. The site sits within Aberdeen's agricultural heartlands as wooded farmland. The site helps to prevent coalescence between planned developments at Friarsfield and Countesswells. It will protect their separate identities and contributes to the landscape setting of the City.
Relationship to existing settlement	2	Remote and not related to the existing settlement of Cults, however the site would be reasonably well related to the allocated sites of OP58: Countesswells and OP51: Friarsfield.
Land Use Mix / Balance / Service Threshold	2	Predominant land use in the area is agriculture/ forestry and a scattering of residential dwellings. There are significant development allocations at Countesswells and Friarsfield which are proposed for mixed use and residential development. This bid proposes a single residential use without new facilities.
Accessibility	1	Around 1.5km to nearest regular bus service.
Proximity to facilities - shopping / health / recreation	1	More than 800m to Cults District Centre although local facilities are to be provided within the mixed use development of OP58: Countesswells.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Paths 87 and 63 run to the south of the site. 63 connects to the Cults District Centre and the Deeside Line. There are no cycle paths around the site. On road cycle lanes are present on the North Deeside Road and the Deeside Line is a shared path.

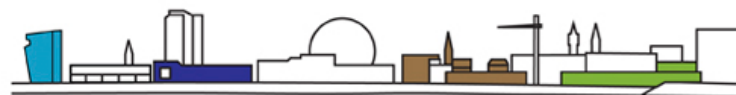


Proximity of employment opportunities	1	Site is remote from significant existing employment opportunities although there will be employment land included in the development of OP58: Countesswells.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	Developer indicates that connections to electricity, gas, water and sewage are available.
Service Infrastructure Capacity	1	The majority of the site lies within the catchment area for Cults Academy and Cults Primary schools. The northern part of the site lies within the catchment for Hazlehead Academy and Airyhall Primary. There are predicted capacity issues at Cults Primary and Academy and Airyhall Primary within the next 3 years. 2014 School Roll Forecast states – Hazelhead Academy and Cults Academy will be over capacity in 2021. Cults Primary and Airyhall Primary will be over capacity in 2016
Other Constraints	2	High voltage electricity pylons run through the site.

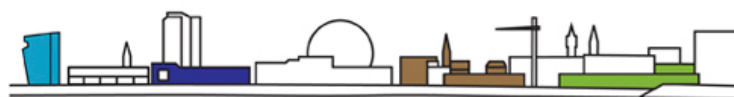


Representation 152 – Foggieton, Countesswells

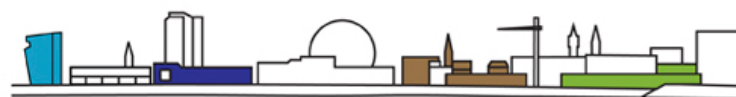
REPRESENTATION NUMBER: 152 Pre MIR Reference: B0921	NAME of SITE: Foggieton, Countesswells
Proposer: Scotia Homes Ltd	
Nature of the proposal: New mixed use community	
Checklist Score: 39	Constraints: LNCS, Pylons, School Capacity
Recommendation: Undesirable	
Justification: This site forms part of the Foggieton Local Nature Conservation Site and development would be likely to result in the loss and/or disturbance of designated species and priority habitats. The site is also highly visible in the surrounding landscape and would have a negative impact on the character of the surrounding area. It is isolated from all main transport links. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



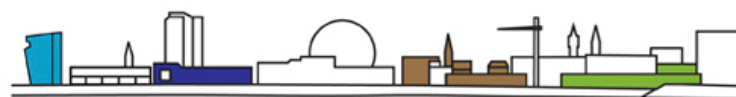
Criteria	Score	Justification
Exposure	2	The surrounding topography provides good shelter for the majority of the site, however some areas are quite exposed, and in particular open farmland/fields to the south of the site.
Aspect	3	The majority of the site is south, south-west facing.
Slope	2	Overall the site is undulating farmland with many small hills and humps. There are some areas of steeper slope to the north of the site.
Flood Risk	2	SEPA Indicative River & Coastal Flood Map indicates that there is no known risk of natural or man made flooding at the site. There are burns and drains present on the site and there may be some risk of flooding associated with these.
Drainage	2	There are small areas within the site which are poorly drained. Small areas within the south east of the site are poorly drained with vegetation 'rushes' being present which normally denotes wet/poorly drained land. The amount of poorly drained land most likely accrues to 5% or less.
Built / Cultural Elements	3	The only record on the sites and monuments record is a building called Fogieton. There are no scheduled monuments or listed buildings within the site.
Natural Conservation	1	The site lies within the River Dee Catchment Area. Development on this site would be likely to result in the loss and/or disturbance of wildlife habitats and species. The south, south-west and west of this site is covered by Foggieton Local Nature



		<p>Conservation Site (LNCS). This LNCS contains a variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water.</p> <p>There is an area of Priority Habitat to the south east of the site. There are records of bats within the vicinity of the area (Common Pipistrelle) and there are many designated species including; Small Heath, Small Pearl-bordered Fritillary, Common Lizard, Reed Bunting, Eurasian Red Squirrel, Common Grasshopper Warbler, Green Sandpiper, Eurasian Woodcock and Large-flowered Hemp-nettle. Previous records indicate Wych Elm is present on site.</p>
Landscape Features	2	Development of this site would result in the loss of some trees, stone walls and hedges.
Landscape Fit	1	Development of this scale would inevitably significantly intrude into the surrounding landscape. Such a development would be visible from a small section of North Deeside Road, however screened by trees and hedges from other transport routes.
Relationship to existing settlement	1	Development on this site will be unrelated to existing settlement, however it would be close to the allocated development of OP58 Countesswells.
Land Use Mix / Balance / Service Thresholds	2	This development would contribute towards a better mix or balance of landuses and may provide the impetus for attracting new services and facilities. However, a significant mixed use development is already planned for this area at OP58 Countesswells, which will provide many of the services proposed.
Accessibility	1	There are no direct public transport links within 800 metres of the site.
Proximity to facilities -	1	There are no shopping, health or recreation facilities within 800m of this site although



shopping / health / recreation		there will be such facilities within the allocated OP58: Countesswells development.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Path 89 – Hillhead Road runs to the south-west of the site and there are several other un-named paths that run around the site.
Proximity of employment opportunities	1	There are no existing significant employment opportunities within 1.6 kilometres of the site. However the development itself does propose a mix of uses including employment. The allocated site of OP58 Countesswells also includes employment land.
Contamination	3	No contamination or waste tipping present.
Land Use Conflict	3	No known land use conflicts.
Physical Infrastructural Capacity	3	Developer indicates that there are no known constraints for connection to utilities.
Service Infrastructure Capacity	1	The site would be zoned to Cults Academy and Cults Primary schools. Cults Primary is forecast to go over capacity in 2016 and Cults Academy in 2021.
Other Constraints	2	Electricity pylons are present on this site.

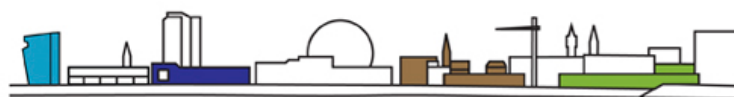


Representation 173 – Countesswells Expansion

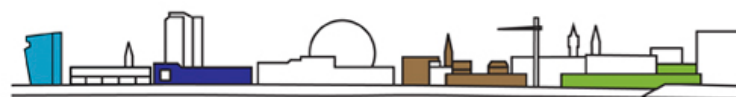
REPRESENTATION NUMBER: 173 Pre MIR Reference: B 0918	NAME of SITE: Countesswells Expansion
Proposer: Ryden on behalf of Stewart Milne Homes.	
Nature of the proposal: Mixed Use development as a planned extension to Countesswells Community	
Checklist Score: 44	Constraints: Pylons, Woodland
Recommendation: Undesirable	
Justification: <p>The proposed expansion sites are less suitable for development than the currently allocated site OP58: Countesswells. Development on the expansion sites would lead to loss of woodland and disturbance to designated species and their habitats. Development on these sites would be visually intrusive and would have a detrimental impact on the surrounding landscape. The Countesswells allocation (OP58) is anticipated to build out at a rate of about 200-250 units per year and is not expected to be complete until post 2020. Adding additional land to the OP58 allocation is not likely to increase housebuilding on this site in the next plan period.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>	



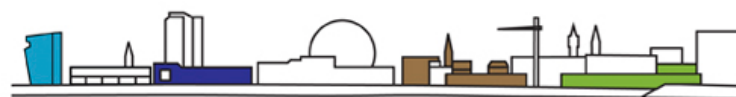
Criteria	Score	Justification
Exposure	3	In general the proposed expansion sites are fairly well sheltered due to the surrounding topography.
Aspect	3	The expansion sites are south, south-west facing.
Slope	2	The area is undulating farmland with many small hills and humps. Slope tends to be fairly gentle in the north (site 1) and south (site 2) and steeper to the west (in expansion sites 3, 4, 5 and 6).
Flood Risk	3	No known risk of flooding.
Drainage	3	Sites appear to be fairly well drained.
Built / Cultural Elements	3	No known archeological sites or listed buildings on the sites. Countesswells House (a Category B listed building) is shown to be just south of expansion site 4. Site 1 is adjacent to the Hazlehead Remembrance Garden and several trees leading into Site 1 appear to be remembrance trees.
Natural Conservation	1	<p>The sites lie within the River Dee Catchment Area. The eastern edge of expansion site 1 borders the Hazlehead Park Local Nature Conservation Site and contains several areas of Priority Habitat. Any development on this site would lead to loss of woodland and disturbance to wildlife habitat and/or species.</p> <p>There are records of bats within the vicinity of the sites (Common Pipistrelle) and there are several designated species including; Eurasian Red Squirrel, Small Heath, Dunnock, Hedge Accentor, Red Kite, Eurasian Woodcock and Wild Pansy.</p>



		There are several areas of Ancient Woodland and established tree belts - Tree Preservation Order 206 is situated to the south of site 4. Previous records have indicated Wych Elm is present on site. Ancient Woodland abuts sites 3, 4, 5 and 6.
Landscape Features	1	There is potential for some loss of landscape features including woodland areas, stone wall field patterns and tree belts. The woodland area of site 1 is particularly prominent and provides a green backdrop to the currently zoned land. It also provides a robust green belt boundary in that area as does the Kingswells to Countesswells road in the vicinity of sites 3, 4, 5 and 6.
Landscape Fit	1	<p>Much of the Countesswells site, including the proposed expansion areas, lies within a basin which is only visible from the minor roads which run through it. The expansion areas extend beyond this basin and would not be visually well connected to the existing allocation.</p> <p>The area to the north is on higher ground and would be visible from Kingswells to the north and provides a valuable green back drop to the development, The areas to the south of Blacktop are sloping and would be highly visible in the surrounding landscape, which has a very rural and agricultural character. Sites 3 to 6 would appear disjointed from the main community and severed from it by the Kingswells to Cults road. The area to the east serves to mask views from Aberdeen and helps to prevent visual coalescence with Aberdeen and Friarsfield.</p>
Relationship to existing settlement	3	The expansion sites would form part of a larger new settlement which is planned for Countesswells. The allocated Opportunity Site OP58: Countesswells is for a mixed use sustainable community.
Land Use Mix / Balance / Service Thresholds	2	These expansion sites would form part of a larger mixed use development which has a good range of uses proposed including residential, business, education and



		recreation. On their own, these sites would not have a significant impact on land use mix.
Accessibility	1	It is over 800 metres from the centre of the sites to the nearest bus route/stop.
Proximity to facilities - shopping / health / recreation	1	Medical facilities and schools in Cults are the closest currently to this site, however all of these are over 800m away. There are local shops available in Hazlehead and Cults but again these are over 800m away.
Direct footpath / cycle connection to community and recreation facilities and resources	3	A good range of core paths in the area – No57 goes through the Countesswells site and paths 56, 54, 55, 87 and 50 are all within close proximity. Recreation areas at Foggieton Woods, Countesswells Woods and Hazlehead Park are close by.
Proximity of employment opportunities	1	There are limited existing employment opportunities in and around the Countesswells area. However, the allocated site of Countesswells proposes 10ha of employment land which would offer some employment opportunities for residents of the development.
Contamination	3	No known contaminated land.
Land Use Conflict	2	Overhead pylons run through sites 1, 2, 4 and 6.
Physical Infrastructural Capacity	3	Proposer indicates that there are connections to all three utilities.
Service Infrastructure Capacity	2	School Roll Forecasts 2014 indicate - Site 1, site 2 and site 4 are each bisected into 2 primary school zones - Airyhall and

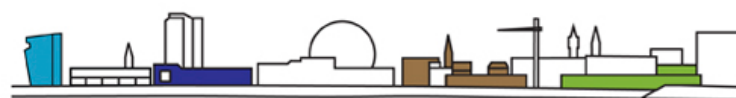


		<p>Cults Primary School Sites 3, 5 and 6 fall fully within Cults Primary School Airyhall Primary School and Cults Primary School will both be over capacity by 2016. Airyhall Primary feeds Hazlehead Academy which will be overcapacity by 2021. Cults Primary School feeds Cults Academy which will be overcapacity by 2021. There will be new provision within the Countesswells Development for education and development could support these in the longer term.</p>
Other Constraints	3	No other known constraints.

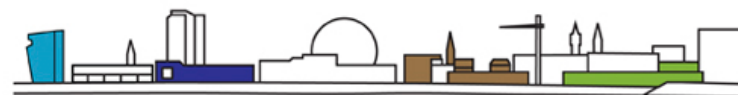


Area 5 - Deeside

Respondent No.	Site Name
84	Murtle Den and Surround (Pre MIR Ref: B0922)
95	Murtle Den
125	Thornhill, Craigton Road (Pre MIR Ref: B0924)
56	Brookfield (Pre MIR Ref: B0902)
85	Contlaw (Pre MIR Ref: B0915)
85	West of Contlaw Road (Pre MIR Ref: B0946)
106	Guttrie Hill West (Pre MIR Ref: B0907)
106	Guttrie Hill East (Pre MIR Ref: B0908)
145	Binghill Farm (Pre MIR Ref: B0933)
154	Culter House Road (Pre MIR Ref: B0901)
183	Milltimber South (Pre MIR Ref: B0940)
82	Malcolm Road, Peterculter (Pre MIR Ref: B0943)
103	Land North of Peterculter (Pre MIR Ref: B0909)
122	Cobblestock, Peterculter (Pre MIR Ref: B0930)
170	Rob Roy Mobile Home Park, Malcolm Road, Peterculter
183	Hill of Ardbeck, Peterculter (Pre MIR Ref: B0934)
183	Peterculter East (Pre MIR Ref: B0935)
183	Peterculter East (Pre MIR Ref: B0935)
183	Newmill, Peterculter Business Park (Pre MIR Ref: B0937)
183	Kennerty Farm, Peterculter (Pre MIR Ref: B0938)



133	Parklea House
142	Inchgarth Road Residential and Link (Pre MIR Ref: B0912)
142	Inchgarth Road Mixed Use and Link
142	Inchgarth Road Residential
161	Land at Pitfodels Station Road, Cults
183	Craigton Road (Pre MIR Ref: B0939)
128	Cadgerford Westhill (Pre MIR Ref: B0931)
128	Backhill Westhill (Pre MIR Ref: B0932)



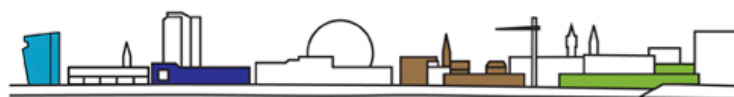
Representation 84 – Murtle Den and Surrounds

REPRESENTATION NUMBER: 84 Pre MIR Reference: B0922	NAME of SITE: Murtle Den and Surrounds
Proposer: Polmuir Properties	
Nature of the proposal: Residential Development (1 or 2 bespoke houses). Subject land, and neighbouring land with individual residential properties, should be identified within Policy H1 Residential Areas	
Checklist Score: 44	Constraints: Green Belt policy, accessibility to local facilities
Recommendation: Undesirable	
Justification: <p style="color: red; margin-top: 0;">Part of this site was previously assessed as B0922 at Pre-MIR stage for residential. The site was submitted again with additional land as part of a representation to the Proposed Plan.</p> This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposed indicates that 2 residential units could be provided. The site is considered to be undesirable for development due to development potentially contributing towards coalescence and sprawl between Milltimber and Bielside. There are a number of open water courses to the east of the site and a number of trees will be lost to the western boundary to create access into the site. The site is located within the Dee catchment area. The site is fairly isolated and likely to be car dependent.	
The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to	

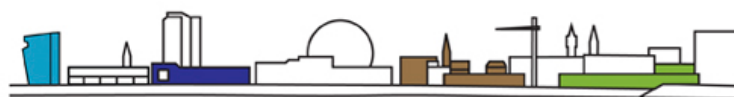


allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

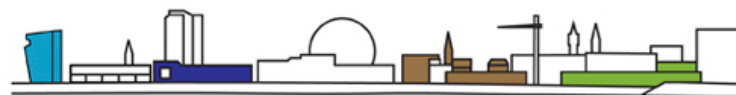
Criteria	Score	Justification
Exposure	3	The site is well sheltered from northerly winds by existing development and trees.
Aspect	3	The site is south east facing
Slope	2	The site itself is relatively flat. However, there is a steep drop from the road to the west of the site where access would be. Overall the proposed area has a gradient of approximately 1:26.
Flood risk	3	The Murtle Dam is located to the north east of the site. There are a number of open watercourses to the east of the site.
Drainage	3	The site falls within the River Dee catchment area. The culverted Oldford Burn runs through the south of the area proposed for rezoning. The area appears freely drained and no waterlogging.
Built / Cultural Elements	2	Murtle Den House – B listed. The Sites and Monuments Record identifies a standing structure and earthworks at Murtle Den House.
Natural Conservation	2	The most easterly point of the site and a northern section are within Ancient Woodland. The northern area is covered in mixed broadleaved and conifer woodland. There may be some disturbance or loss to the ancient woodland. Bats and Eurasian Badger have been recorded within close proximity to the site. Sections of the site are next to the Murtle Den LNCS which comprises a large area of upland birch woodland with smaller areas of mixed woodland, wet woodland, other broadleaved woodland and coniferous woodland. In addition there are also areas of standing water.



Landscape Features	2	There may be some loss and/or disruption to the woodlands to the southern and eastern boundaries. There will be some loss in trees to the western side of the site for access.
Landscape Fit	3	The two residential units would fit in well with existing uses.
Relationship to existing settlement	1	The site is isolated from the existing settlement. However, it is noted that the site is located near to the Oldford allocation.
Land Use Mix / Balance / Service Thresholds	3	The proposal for residential use is within an existing residential area.
Accessibility	2	The site is less than 500m away from the nearest bus stops on North Deeside Road.
Proximity to facilities - shopping / health / recreation	1	All current facilities are beyond 1000m. However, it is noted there is a proposed primary school and commercial facilities within the Oldford allocation which may be closer to the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a cycle path less than 500m away from the site on North Deeside Road. The site is approximately 600m from Core Path 72 and 650m for Core Path 66.
Proximity of employment opportunities.	1	The surrounding area is residential. There are no significant employment opportunities within a 30 minute public transports and/or walk journey. It is noted that some employment land is proposed within the Oldford allocation, however this is not to a significant scale.

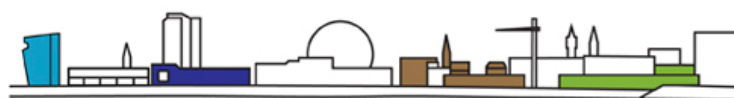


Contamination	3	There is no history of contaminated land.
Land Use Conflict	3	There are no known land use conflicts.
Physical Infrastructural Capacity	3	All services available.
Service Infrastructure Capacity	1	Milltimber Primary School will be over capacity in 2020 and Cults Academy in 2021.
Other Constraints	1	The site sits within the green belt and has the potential to lead to coalescent or sprawl between the two settlements.

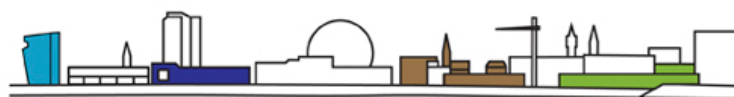


Representation 95 – Murtle Den

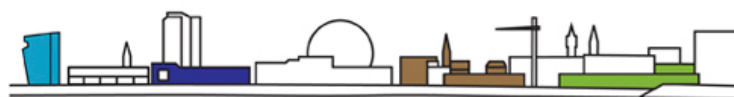
REPRESENTATION NUMBER: 95	NAME of SITE: Murtle Den
Proposer: Mr Russell Balsillie & Family	
Nature of the proposal: Remove Green Belt designation and replace with H1 Residential Designation	
Checklist Score: 42	Constraints: Green Belt policy, accessibility to local facilities
Recommendation: Undesirable	
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). This small scale development site would be located on a currently zoned Green Belt and Green Space Network area. The site is considered to be undesirable due to development potentially contributing towards coalescence and sprawl between Milltimber and Bielside. There are a number of open water courses to the west and north of the site and a number of trees will be lost to accommodate development. The site is located within the Dee catchment area and the Murtle Den LCNS. Additional development would be predominantly car reliant.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>	



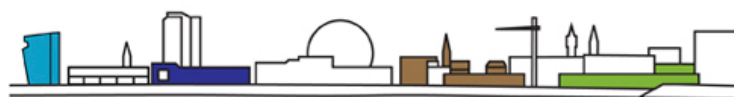
Criteria	Score	Justification
Exposure	3	Good shelter from trees all around.
Aspect	3	South east facing.
Slope	2	The site gently slopes from north to south with a gradient of approximately 1:16.
Flood risk	3	Murtle Dam is to the north.
Drainage	3	The site falls within the River Dee catchment area. The Den of Murtle Burn runs along the south eastern edge of the site. The area appears freely drained and no waterlogging.
Built / Cultural Elements	3	There is not considered to be any significant constraints with regards to built or cultural elements. The Sites and Monuments Record identifies a standing structure at the lower Murtle Dam next to the western boundary of the site.
Natural Conservation	1	The northern half of the site is within ancient woodland and covered with Broadleaved woodland. It is also within the Murtle Den LCNS which comprises a large area of upland birch woodland with smaller areas of mixed woodland, wet woodland, other broadleaved woodland and coniferous woodland. In addition there are also sizeable areas of standing water. This may result in some disturbance or loss. The site is identified as bat habitat, and a bat study may be required. The southern section of the site is covered in improved grassland.



Landscape Features	1	If additional development was to take place there may be some loss and/or disruption to the woodlands to the northern section of the site.
Landscape Fit	2	The northern section of the site is very enclosed and not seen beyond the immediate area. The southern section would be visible from North Deeside Road.
Relationship to existing settlement	1	The site is isolated from the existing settlement.
Land Use Mix / Balance / Service Thresholds	3	The proposal for rezoning to residential use is within an existing residential area.
Accessibility	2	The site is less than 350m away from the nearest bus stops on North Deeside Road.
Proximity to facilities - shopping / health / recreation	1	All current facilities are beyond 1000m. However it is noted there is a proposed primary school and commercial facilities within the Oldford allocation which may be closer to the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The site is approximately 400m from Core Path 89 and a cycle path on North Deeside Road.
Proximity of employment opportunities.	1	The surrounding area is residential. There are no significant employment opportunities within a 30 minute public transport and/or walk journey. It is noted that some employment land is proposed within the Oldford allocation, however this is not to a significant scale.



Contamination	3	There is no history of contaminated land.
Land Use Conflict	3	There are no known land use conflicts.
Physical Infrastructural Capacity	3	It is presumed that capacity can be provided.
Service Infrastructure Capacity	1	Milltimber Primary School will be over capacity in 2020 and Cults Academy in 2021.
Other Constraints	1	The site sits within the green belt and has the potential to lead to coalescent or sprawl between the two settlements.

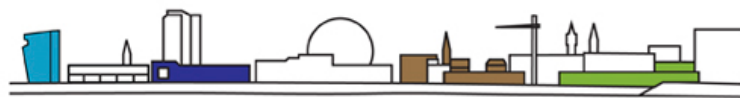


Representation 125 – Thornhill, Craigton

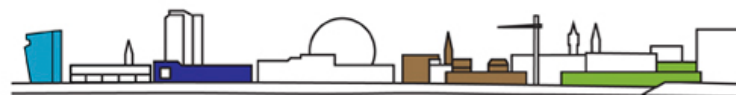
REPRESENTATION NUMBER: 125 Pre MIR Reference: B0924	NAME of SITE: Thornhill, Craigton
Proposer: Barratt North Scotland	
Nature of the proposal: Residential	
Checklist Score: 44	Constraints: Pylons, Priority Habitat
Recommendation: Undesirable	
Justification: <p>This site was considered and rejected by reporters following the Examination of the 2012 LDP. In agreement with the Council, they considered development would constitute a substantial but isolated development in the green belt undermining the existing separation between Cults and Aberdeen. The site is remote from transport links and shopping facilities so travel would likely be by car.</p> <p>The site is largely zoned to Cults Primary and Academy and there is insufficient space to accommodate further pupils. Development of the site also presents significant risks for the two priority habitats on the site. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>	



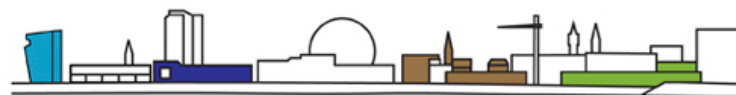
Criteria	Score	Justification
Exposure	3	Fairly well protected from northerly winds by trees along the perimeter and within the site.
Aspect	3	South facing.
Slope	3	Irregular undulations, but not steep.
Flood Risk	3	No known risk of flooding.
Drainage	3	Site appears to be freely draining.
Built / Cultural Elements	2	Stone boundary walls surround the site. No other known built or cultural elements.
Natural Conservation	1	<p>The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the site. The Den Wood Local Nature Conservation Site is adjacent to this site at the north-eastern corner boundary.</p> <p>Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Common Bullfinch are within the vicinity of this site, both of which are designated species. Wych Elm has previously been recorded on site.</p>
Landscape Features	2	Stone walls and tree belts contain and extend into the site.



Landscape Fit	2	Fairly well contained visually from the approaching roads, although gaps in the trees on Countesswells Road allow views across the site. The ridgeline along Craigton Road prohibits views across the site from South Deeside. The western boundary of the site is largely open to views from fields to the west of the site. The site sits within Aberdeen's agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells.
Relationship to existing settlement	2	Remote and not related to the existing settlement of Cults, however the site would be reasonably well related to the allocated sites of OP58: Countesswells and OP51: Friarsfield.
Land Use Mix / Balance / Service Thresholds	2	Predominant land use in the area is agriculture/ forestry and a scattering of residential dwellings. There are significant development allocations at Countesswells and Friarsfield which are proposed for mixed use and residential development. This bid proposes a single residential use without new facilities.
Accessibility	1	Around 1.5km to nearest regular bus service.
Proximity to facilities - shopping / health / recreation	1	More than 800m to Cults District Centre although local facilities are to be provided within the mixed use development of OP58: Countesswells.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Paths 87 and 63 run to the south of the site. Path 63 connects to the Cults District Centre and the Deeside Line. There are no cycle paths around the site. On road cycle lanes are present on the North Deeside Road and the Deeside Line is a shared path.



Proximity of employment opportunities	1	Site is remote from significant existing employment opportunities although there will be employment land included in the development of OP58: Countesswells.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	Developer indicates that connections to electricity, gas, water and sewage are available.
Service Infrastructure Capacity	1	The majority of the site lies within the catchment area for Cults Academy and Cults Primary schools. A small part to the north of the site lies within the catchment for Hazlehead Academy and Airyhall Primary. There are predicted capacity issues at Cults Primary and Airyhall Primary within the next 3 years. 2014 School Roll Forecast states – Hazelhead Academy and Cults Academy will be over capacity in 2021. Cults Academy and Airyhall Academy will be over capacity in 2016
Other Constraints	2	High voltage electricity pylons run through the site.

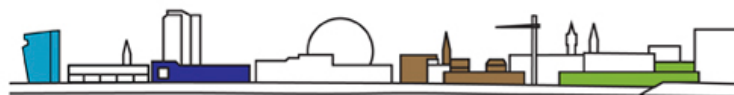


Representation 56 – Brookfield, Murtle Den Road

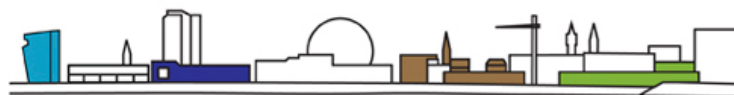
REPRESENTATION NUMBER: 56 Pre MIR Reference: B0902	NAME of SITE: Brookfield, Murtle Den Road, Milltimber
Proposer: Mr McDonald	
Nature of the proposal: Residential (25-30 houses) for over 55's (retired / elderly)	
Checklist Score: 46	Constraints: Landscape fit
Recommendation: Undesirable	
Justification: This development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 25-30 units to cater for over-55s (specifically retired / elderly persons) could be provided. The site is considered to be undesirable for development. Development on this site would impact on the surrounding landscape, as the site is very visible from North Deeside Road and helps to separate Milltimber from Bielside. Currently, the site is isolated in its proximity to community facilities and to the existing settlement. All facilities are more than 1km from the site. However, it is noted that the site is adjacent to the allocated site of Oldfold. There are school capacity issues in this area and even though the proposal is for over-55's housing this remains an important consideration. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



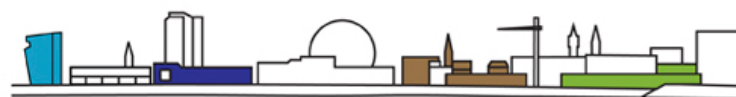
Criteria	Score	Justification
Exposure	3	There is a tree belt surrounding the site, with mature planting to the north. There is also a stone dyke on the eastern edge.
Aspect	3	The site is south east facing.
Slope	2	There is a slope 1:13 in gradient that runs south east. The east of the site is quite flat.
Flood Risk	3	There is no risk of flooding. However, it has been noted that there is a water course to the northern part of the site.
Drainage	2	The eastern edge has a patch of boggy ground, with reeds growing.
Built / Cultural Elements	3	There will be no impact on built or cultural elements.
Natural Conservation	2	There is no loss of TPOs, LNCS, SSSI, SAC, Woodland or Primary Habitats within the site, however there is a burn that runs through the northern part of the site. The Murtle Den LNCS is approximately 30m north of the site. Ancient woodland status also covers much of the LNCS. The site is located within the River Dee Catchment Area. Bats and Wych Elm have previously been recorded on the site.
Landscape Features	2	The stone dyke to the east, burn to the north and tree belts to the north, south and east will not be affected. The tree belt to the west will have some potential loss to accommodate the access road.



Landscape Fit	1	The site is situated in an area of wooded farmland that acts as a buffer between Milltimber and Bielside. It occupies a very significantly visual point on the road as you travel towards Milltimber. It therefore serves a green belt function of maintaining the separate identities of the two settlements and protecting their landscape setting. Murtle Den Road provides a much more robust green belt boundary in the area.
Relationship to existing settlement	2	Currently, there is little development close to the site. However, it is noted that the site is adjacent to the Oldfold allocation.
Land Use Mix / Balance / Service Thresholds	1	The proposal is for more housing in a residential area.
Accessibility	3	There is a bus stop less than 200m from the site on North Deeside Road.
Proximity to facilities - shopping / health / recreation	2	All current facilities are beyond 1000m. However, it is noted there is a proposed primary school and commercial facilities within the Oldfold allocation may be closer to the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a cycle route running across the southern edge of the site along the North Deeside Road and Aspirational Core Path 100 is approximately 200m to the north. The North Deeside Line (CP 66) is approximately 300m to the south of the site and CP 89 is approximately 700m to the east of the site.
Proximity of employment opportunities	1	The surrounding area is residential. There are no significant employment opportunities within a 30 minutes public transport and /or walk journey. It is noted that some employment land is proposed within the Oldfold allocation, however this is not to a significant scale. Even though the proposal is for over-55's housing this remains an important consideration as it should not be

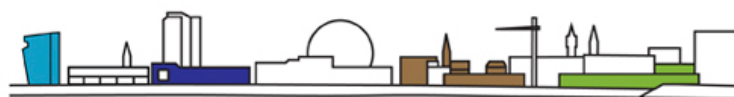


		assumed that occupants will not be in, or seeking, employment.
Contamination	3	No history of contamination.
Land Use Conflict	3	No known land use conflicts.
Physical Infrastructural Capacity	3	All services are present.
Service Infrastructure Capacity	2	According to school roll forecasts, Milltimber Primary School is predicted to be over capacity by 2020, with Cults Academy predicted to be over capacity by 2021. There is a new school proposed for the allocated Oldfold site which could accommodate any primary school children generated from this development. As noted above, even though the proposal is for over-55's housing this remains an important consideration as it should not be assumed that occupants would not have children.
Other Constraints	3	No other known constraints.



Representation 85 – Contlaw, Milltimber

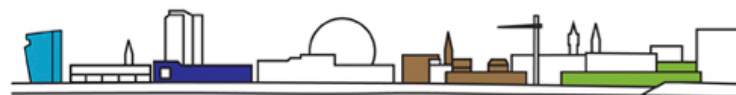
REPRESENTATION NUMBER: 85 Pre MIR Reference: B0915	NAME of SITE: Contlaw, Milltimber
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential led mixed use development (650 homes, business and commercial land (9 hectares), local shopping provision and community facilities (including new primary school) and associated strategic landscaping and public open space)	
Checklist Score: 37	Constraints: School capacity and landscape
Recommendation: Undesirable	
Justification: This is a large development option extending north of Milltimber. The proposed route for the AWPR passes through this site, and a significant new road junction will also be within the site. The majority of development has been proposed on the remaining land between the AWPR and Miltimber. The proposal includes an area of commercial land to the west of the proposed AWPR route. This development to the western edge of Miltimber would provide a mix of uses in an area of Aberdeen that lacks employment opportunities. With this development there would be the potential to create a more sustainable community. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits	



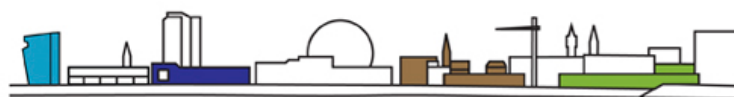
arising from this site which would justify allocating it for development.

The whole of the Deeside area is within the catchment of the River Dee. Careful consideration of the cumulative effects on the River Dee and abstraction levels must be kept in mind when assessing the proposals within the catchment area. In terms of the existing settlement of Miltimber this site does not feel well related, and the majority of development would spread further up towards Beans Hill. The settlements along Deeside are contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill. Within the school catchment of Cults Academy there are a large number of proposals which would use up any spare capacity there. There would be insufficient capacity to accommodate pupils from this development.

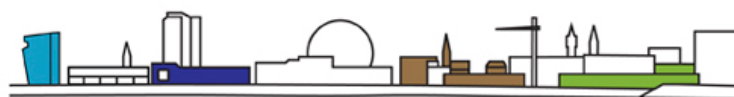
Criteria	Score	Justification
Exposure	2	Large amount of woodland towards the south of the site that would provide shelter. Areas further north are more exposed to cold winds. There also some tree belts within the site itself which would provide shelter to parts of the development.
Aspect	3	SSE facing slope.
Slope	2	The site is generally sloping although there are undulations. The majority of the site has a gradient gentler than 1:12.
Flood Risk	2	The site is not identified as being at risk of flooding according to SEPA flood risk maps. There is a small watercourse on the site which may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue. The Council's Flooding Team has indicated a 1:200 year event which includes over land flow from the surface water system. There is also standing water due to surface water. The Flooding Team



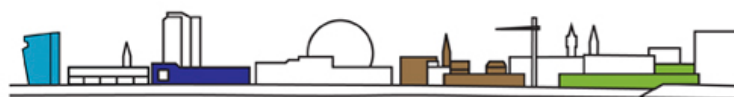
		would look for a 1:200 year storage on site and the flood risk mitigated as part of the site.
Drainage	2	Site is on a south-facing slope and the majority of site appears to drain well. There is a boggy area to the south of the site, just south of the junction between Contlaw Road and Colthill Road.
Built / Cultural Elements	2	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead is also on the site. This indicates that it may be of archaeological interest but it is not considered to be a significant constraint.
Natural Conservation	1	<p>This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species. There is some identified priority habitats associated with existing areas of woodland. Development could potentially have impact on habitats.</p> <p>The site is also within the catchment of the River Dee, which is an SAC. The area is identified as an area of potential bat habitat and there are records of Pipistrelle bats on the site. Other designated species recorded for this site by NESBReC are: Eurasian Red Squirrel, Merlin, Yellowhammer, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle, Common toad, Dunnock, Eurasian Badger. Previously Chiroptera bats, Wych Elm and Yellow Accentor have been recorded on site.</p>
Landscape Features	1	Some loss of features, also large area of ancient woodland within the proposed site. The applicant has proposed to maintain the majority of this area, but there could be some loss or impact on the area of woodland.
Landscape Fit	1	Development would have a significant impact on the landscape. The site would



		be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side. Coalescence with Peterculter has been a reason in the past that development has been resisted on this site. The proposed AWPR passes to the west of this site and the residential development would all be to the east of the AWPR, and existing trees would provide screening, but the green wedge between the two settlements would be significantly reduced. The majority of development along Deeside is contained within the 90m contour line, and this development would go well beyond this up to 115m, at Nether Beanshill
Relationship to existing settlement	2	Development would be connected to Milltimber, but extends much further north than the existing settlement. Services in Milltimber are at the opposite end of the settlement to this site.
Land Use Mix / Balance / Service Thresholds	3	This development would provide a good mix of uses in a mainly residential area of Aberdeen. This would help to increase the sustainability of this community.
Accessibility	1	This development is further than 800m from existing bus stops.
Proximity to facilities - shopping / health / recreation	1	This development is further than 800m from facilities. Nearest local shopping facilities are in Culter. The nearest medical (Camphill Medical Practice) and schools are also over 800m (Milltimber Primary and Cults Academy- see below for capacity information).
Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no existing footpaths that link this site to services in the area.

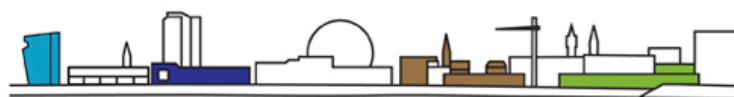


Proximity of employment opportunities	2	There are no employment sites in the Deeside area. However, this proposal would provide commercial land that would improve the mix of uses in the area. There are no employment opportunities, either limited or significant, within 1.6km. The closest recorded employment is at the Macaulay Land Use Institute in Craigiebuckler, over 8km distance from the site. Even this is likely to provide only very restricted employment opportunities and it is likely that residents will have to travel even further.
Contamination	3	No known contamination on-site
Land Use Conflict	1	The AWPR passes through this site and is likely to pose conflicts of noise and air pollution, negatively impacting upon the residential amenity of the homes closest to it.
Physical Infrastructural Capacity	2	The applicant has indicated that there is availability to Gas and Electricity connections. Impact on Infrastructure capacity for a development of this size is likely to be significant and will require to be assessed.
Service Infrastructure Capacity	2	According to school roll forecasts, Milltimber Primary School is predicted to be over capacity by 2020, with Cults Academy predicted to be over capacity by 2021. It is noted that the development proposes a new primary school which could relieve some of this capacity pressure.
Other Constraints	3	No other known constraints.

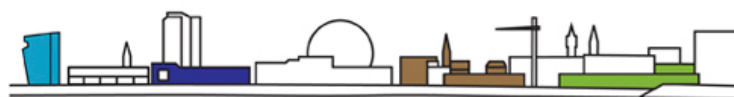


Representation 85 – West of Contlaw Road, Milltimber

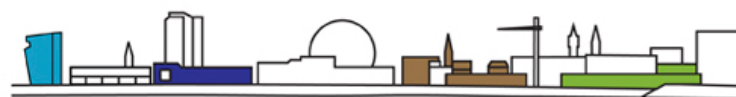
REPRESENTATION NUMBER: 85 Pre MIR Reference: B0946	NAME of SITE: West of Contlaw Road, Milltimber
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential development (10 to 15 units)	
Checklist Score: 38	Constraints: School Capacity, Ancient Woodland, Landscape Fit
Recommendation: Undesirable	
Justification: This small scale residential site would be located on a currently zoned Green Belt site of approximately 2.9 hectares. This site is considered to be undesirable for development. The site proposes development on land between the AWPR and Milltimber and on land included within the Green Space Network. Development on this site would impact on the surrounding landscape. There is also limited capacity at Cults Academy. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



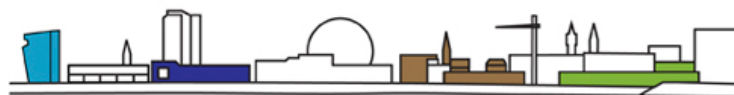
Criteria	Score	Justification
Exposure	3	Large amount of woodland within the site (west and south boundaries) which would provide shelter.
Aspect	3	The site is generally flat with a slight SSE facing slope.
Slope	3	The site is generally flat although there are some gentle undulations.
Flood risk	2	The site is not identified as being at risk of flooding according to SEPA flood risk maps. There is a small watercourse on the site which may be vulnerable to flooding in future although there are no recorded flooding incidents.
Drainage	2	The majority of the site appears to drain well. There is a boggy area just south of the junction between Contlaw Road and Colthill Road. A number of previous flooding incidents on Culter House Road are noted.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	1	This site has a large amount of Ancient Woodland and with this it can be expected that there is a wide variety of habitats and species. There is some identified Priority Habitat associated with existing areas of woodland. The area is identified as an area of potential bat habitat and there are records of Pipistrelle and Chiroptera bats on the site. Other designated species recorded for this site by NESBReC are: Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer and Green Sandpiper.
Landscape Features	1	Some loss of features, also large area of Ancient Woodland within the proposed site which may be impacted upon.



Landscape Fit	1	Coalescence with Peterculter has been a reason in the past that development has been resisted in this area. The route of the AWPR passes to the west of this site. Although existing trees would provide screening, the green wedge between the two settlements would be reduced.
Relationship to existing settlement	2	Development would only be partially connected to Milltimber.
Land Use Mix / Balance / Service Thresholds	1	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area.
Accessibility	1	The majority of the site is further than 800m from existing bus stops on North Deeside Road.
Proximity to facilities - shopping / health / recreation	1	There are no available facilities within 800 metres of the site. Nearest local shopping facilities are in Culter. The nearest medical (Camphill Medical Practice) and schools are also over 800m (Milltimber Primary and Cults Academy - see below for capacity information).
Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no existing footpaths that link this site to services in the area.
Proximity of employment opportunities	1	There are no employment sites in the Deeside area and no commercial development is included within this proposal. There are no employment opportunities, either limited or significant, within 1.6km. The closest recorded employment is at the Macaulay Land Use Institute in Craigiebuckler, over 8km from the site. Even this is

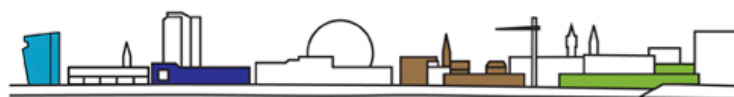


		likely to provide only very restricted employment opportunities and it is likely that residents will have to travel even further.
Contamination	3	No known contamination on site
Land Use Conflict	2	The route of the AWPR passes to the west of this site. There is a threat of noise and air pollution which may negatively impact upon residential amenity.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	1	According to school roll forecasts, Milltimber Primary School is predicted to be over capacity by 2020, with Cults Academy predicted to be over capacity by 2021. There would therefore be insufficient school capacity for this development.
Other Constraints	3	No other known constraints.



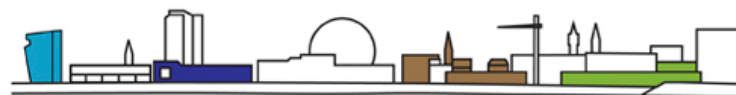
Representation 106 – Guttrie Hill West

REPRESENTATION NUMBER: 106 Pre MIR Reference: B0907	NAME of SITE: Guttrie Hill West, Peterculter
Proposer: Mr and Mrs A.N. Ironside / Midstocket Development Company Ltd	
Nature of the proposal: Residential (5.no units)	
Checklist Score: 34	Constraints: Ancient Woodland, LNCS, relationship to existing settlement and accessibility
Recommendation: Undesirable	
Justification: <p>This development option is covers approximately 4.1ha of land that is currently covered by dense woodland. The proposal is for 5.no large dwellinghouses in a woodland setting. The site is covered in its entirety by Ancient Woodland, is designated as a Local Nature Conservation Site, and is also a habitat for protected species including bats and red squirrel. Its biodiversity value will be negatively impacted by development, despite the proposal to maintain some of the woodland. The proposals state that the overall health of the woodland would be improved by selective felling as part of a woodland management plan; however, this does not require development to take place. The site is also in a highly unsustainable location, being completely unrelated to existing settlement at Culter and an unacceptable distance from local facilities and employment opportunities. It does not benefit from any pedestrian or cycle routes into Culter and is not served by public transport. It is highly likely that residents will be car-dependent.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic</p>	

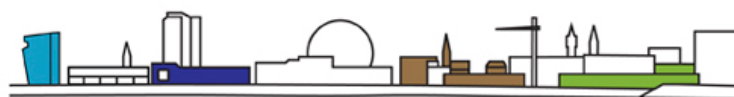


Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

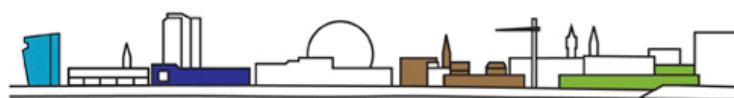
Criteria	Score	Justification
Exposure	2	The site benefits from good shelter from northerly winds due to the dense tree cover across the site. The proposer has indicated that a tree buffer would be retained around the perimeter of the site giving shelter to the development.
Aspect	3	Site is south-east facing.
Slope	2	Relatively steep 1 in 8 slope across the majority of the site.
Flood Risk	3	Site is not identified as being at risk of flooding according to SEPA flood risk map.
Drainage	3	Site appeared to be well drained
Built / Cultural Elements	2	1 no Rig and Furrow and extensive evidence of former quarry workings on site. The proposer has indicated that it would be possible to retain these features of historic interest.
Natural Conservation	1	The site is currently covered by Ancient Woodland, and is designated as part of the Peterculter Local Nature Conservation Site. It is currently designated as Green Belt and Green Space Network. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded for this site by NESBReC are Eurasian Red Squirrel and Wych Elm has previously been recorded on site.



Landscape Features	1	The whole site is currently covered in Ancient Woodland; there are also dry stone walls around the boundary of the site.
Landscape Fit	1	Development at this location would be highly visible from the surrounding areas and would intrude significantly into the landscape. However the proposer has stated that a buffer of trees would be retained around the perimeter of the site and the development would have a 'woodland' character. This may help to mitigate the landscape impact.
Relationship to existing settlement	1	The site is completely unrelated to existing settlement and would form an isolated 'island' of development detached from the rest of Culter.
Land Use Mix / Balance / Service Thresholds	1	Development of such a small, luxury housing development at this location would be unlikely to contribute to a better mix or balance of land uses, or provide the impetus for attracting new facilities. The development of 5.no large, luxury homes will also not make a significant contribution to different types of housing.
Accessibility	1	Nearest bus stop over 800m distance from the site.
Proximity to facilities - shopping / health / recreation	1	Nearest local shopping facilities are in Culter, over 800m distance from the site. The nearest medical (Camphill Medical Practice) and schools are also over 800m (Culter Primary and Cults Academy- see below for capacity information).
Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no designated cycle routes serving this site. There are also no dedicated pedestrian footpaths serving the site either. Culter House Road is a country road with no pavements that would be dangerous for pedestrians to use for access to Culter.

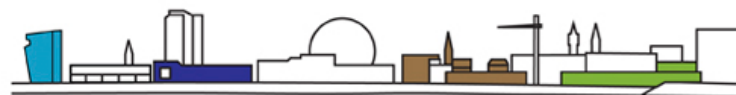


Proximity of employment opportunities	1	There are no employment opportunities, either limited or significant, within 1.6km. The closest recorded employment is at the Macaulay Land Use Institute in Craigiebuckler, over 8km distance from the site. Even this is likely to provide only very restricted employment opportunities and it is likely that residents will have to travel even further.
Contamination	1	Part of the site is identified as being potentially contaminated around the former quarry workings and it would appear from aerial photographs to still be a quarry. It would be prudent for a Phase I Site Investigation, (as detailed in BS10175), to be carried out if the site were to be developed.
Land Use Conflict	3	Site is surrounded by open countryside; there would be no land use conflicts.
Physical Infrastructural Capacity	2	Unknown whether the site is currently connected to physical infrastructure networks. The small scale of the development is unlikely to place significant pressure on local capacity.
Service Infrastructure Capacity	1	According to school roll forecasts, Cults Primary Schools is predicted to be over capacity as early as 2016, whilst for Cults Academy the year over capacity is 2021 .
Other Constraints	3	No other known constraints.

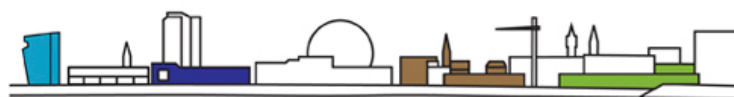


Representation 106 – Guttrie Hill East

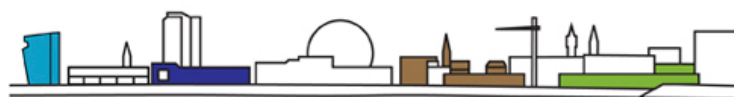
REPRESENTATION NUMBER: 106 Pre MIR Reference: B0908	NAME of SITE: Guttrie Hill East, Peterculter
Proposer: Mr and Mrs A.N. Ironside / Midstocket Development Company Ltd	
Nature of the proposal: Sustainable Energy Vehicle Refueling Station with ancillary retail.	
Checklist Score: 39	Constraints: Natural conservation, accessibility, relationship to existing settlement
Recommendation: Undesirable	
Justification: This development option covers approximately 3.6 hectares of land that was covered in woodland but has now been felled. The proposal is for a sustainable energy refueling station providing electric charging points, hydrogen and LPG as well as conventional fuels, proposed to be built upon completion of the AWPR. This is together with ancillary retail, of a similar scale to that which would be found in a conventional petrol station. Although felled, this site retains its formal status as Ancient Woodland although it is clear that its biodiversity value has been significantly diminished. The main constraints affecting this site are its isolation from existing settlement and inaccessibility by walking, cycling or public transport. It is unlikely that effective links would be able to be made to encourage this. Although direct access to the strategic road network is needed for a vehicle refuelling station, this proposal would form an isolated outpost of development, accessible only by car from the AWPR. A 'ribbon' of small, isolated developments along the AWPR is not considered to be a desirable or sustainable desirable pattern of development.	



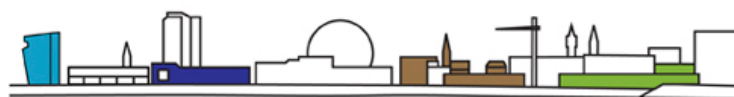
Criteria	Score	Justification
Exposure	2	The site benefits from some degree from strip of trees along the edge of a site adjoining it to the north. However this provides only limited shelter to part of the site.
Aspect	2	Undulating site; no one dominant aspect.
Slope	2	Undulating site; sits in a low dip between Guttrie Hill and Nether Beanshill.
Flood Risk	3	Site is not identified as being at risk of flooding according to SEPA flood risk maps; no recorded flooding incidents on the site and no watercourses. Although this does not indicate a total absence of flood risk, it would appear not to be a significant constraint.
Drainage	3	Site appears to be well drained.
Built / Cultural Elements	2	1.no Rig and Furrow present on the site. The proposer has stated that it will be possible to design the development to avoid this historical feature.
Natural Conservation	1	This site is identified as Ancient Woodland, and although this has now been felled it does not alter its status. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded for this site by NESBReC Eurasian Red Squirrel and Wych Elm has previously been recorded on site.



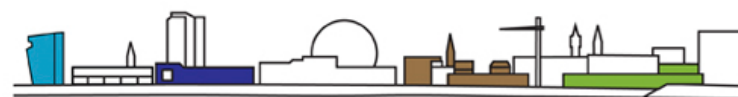
Landscape Features	2	This site is felled Ancient Woodland. Narrow tree belts remain along the southern and western edges of the site. There are also dry stone walls around the boundary of the site.
Landscape Fit	1	Development at this location would be highly visible from the surrounding areas, particularly from the AWPR and would intrude significantly into the landscape. It is unlikely that the narrow tree belts which remain along the boundaries of parts of the site would provide any significant measure of screening for the development.
Relationship to existing settlement	1	The site is completely unrelated to existing settlement and would form an isolated 'island' of development completely detached from the rest of Culter. It is acknowledged that the vehicle refueling station would be directly accessed from a planned junction on the AWPR, however this does not alter the isolated and unrelated nature of this development.
Land Use Mix / Balance / Service Thresholds	2	Development of a sustainable energy refueling station at this location would contribute to providing a better range of facilities for the Deeside area and provide a service for vehicles that use alternative sources of fuel.
Accessibility	1	Nearest bus stop over 800m distance from the site. The proposer states that this development will be ideally located for access from the AWPR and will not be built before the completion of the new road. Whilst this may be the case, it would still be highly isolated from settlement at Culter/Milltimber and would only be accessible by car. A string of isolated developments along the AWPR would be highly undesirable and should not be encouraged.



Proximity to facilities - shopping / health / recreation	1	Nearest local shopping facilities are in Culter, over 800m distance from the site. The nearest medical (Camphill Medical Practice) and schools are also over 800m (Culter Primary and Cults Academy- this development will not generate additional school children and so capacity issues are not relevant).
Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no designated cycle routes serving this site. There are also no dedicated pedestrian footpaths serving the site either. Culter House Road is a country road with no pavements that would be dangerous for pedestrians to use for access to Culter. It is unclear how access to this site would be gained from Culter House Road.
Proximity of employment opportunities	1	There are no employment opportunities, either limited or significant, within 1.6km. The closest recorded employment is at the Macaulay Land Use Institute in Craigiebuckler, over 8km distance from the site. This proposal would involve some limit employment opportunities, but the positive impact of this is negated by its inaccessibility to surrounding settlements.
Contamination	3	No identified contamination constraints.
Land Use Conflict	3	Site is surrounded by open countryside; there would be no land use conflicts.
Physical Infrastructural Capacity	2	Unknown whether the site is currently connected to physical infrastructure networks. The proposed use of the site as an alternative fuel refueling station would require the infrastructure relevant to these different types of fuel to be installed.
Service Infrastructure Capacity	3	This proposal will not generate any additional school age children.



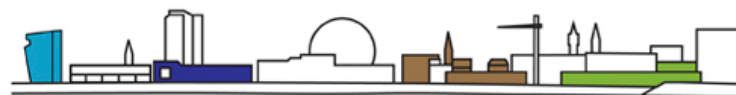
Other Constraints	3	No other known constraints.
--------------------------	---	-----------------------------



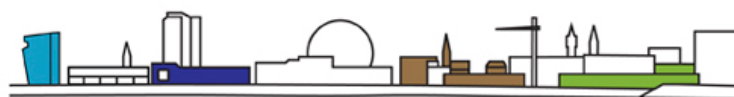
aberdeen local development plan

Representation 145 – Binghill Farm

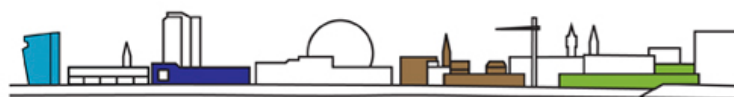
REPRESENTATION NUMBER: 145 Pre MIR Reference: B0933	NAME of SITE: Binghill Farm
Proposer: W Donald	
Nature of the proposal: Residential (approx. 45-65 units)	
Checklist Score: 41	Constraints: Landscape and lack of facilities in close proximity
Recommendation: Undesirable	
Justification: This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that circa 45-65 residential units could be provided. The site is considered to be undesirable for development. The site is located above the 90-95m contour line on the Deeside Valley which generally marks the northern limit to development of the north Deeside settlements. Breaching this could lead to urban sprawl northwards. The development would only be partially related to the main settlement of Milltimber, however it is noted that the site is located near the allocation of Oldfold. The site also has limited facilities within 800m and this will not encourage sustainable travel. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



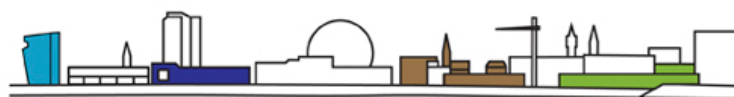
Criteria	Score	Justification
Exposure	2	There is some shelter from northerly winds due to the topography.
Aspect	2	The northern part of the site is north east facing and the southern part of the site is south east facing.
Slope	3	The slope is about 1:20; therefore the site is relatively flat.
Flood Risk	3	There are no known flood risks on site. However, it is noted that there is a culvert to the south east of the site. The site lies within the River Dee catchment area.
Drainage	3	There are no known drainage issues on site. However, it is noted that there is a culvert to the south east of the site.
Built / Cultural Elements	3	There will be no loss or impact on built or cultural elements.
Natural Conservation	3	The site is adjacent to Murtle Den LNCS and that the extreme north east of the site is part of the Ancient Woodland designation to the east of the site. Through mitigation the development should not impact on the Ancient Woodland. Designated Species recorded on site include: Pipistrelle Bats and Red Squirrel.
Landscape Features	2	Development on this site will result in the loss of field boundaries and trees. There are trees and stone walls along the boundary.
Landscape Fit	1	Development on this site would significantly impact on the landscape as it is above the 90m contour line on the Deeside Valley. The Deeside settlements are contained within this contour and breaching it could lead to urban sprawl northwards. This



		would in turn be isolated from the main transport route along the North Deeside Road.
Relationship to existing settlement	2	The site is isolated from the existing settlement. However, it is noted that the site is located near the allocated site of Oldfold.
Land Use Mix / Balance / Service Thresholds	1	The proposal will not bring a greater mix of uses to the area as it is predominantly residential in character.
Accessibility	1	The site is over 1000m from the nearest bus service and bus stops.
Proximity to facilities - shopping / health / recreation	1	The site is approx. 950m to Milltimber Primary School and the site is over 1000m from the nearest shops and medical facilities.
Direct footpath / cycle connection to community and recreation facilities and resources	1	The site is approx. 525m from an Aspirational Core Path. There are no paths or cycle paths within 800m of the site.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6km of the site.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	One field to the north of the site is classed as arable and horticultural land. This will be lost if the site is developed on.

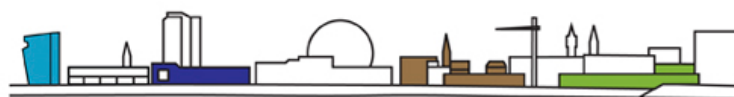


Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	1	The site is zoned to Milltimber Primary and Cults Academy. According to school roll forecasts, Milltimber Primary School is predicted to be over capacity by 2020, with Cults Academy predicted to be over capacity by 2021.
Other Constraints	3	There are no other known constraints.



Representation 154 – Culter House Road

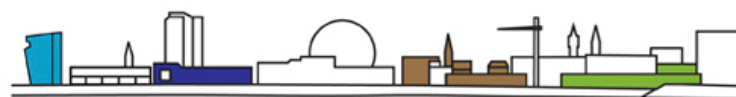
REPRESENTATION NUMBER: 154 Pre MIR Reference: B0901	NAME of SITE: Culter House Road, Milltimber
Proposer: Rubislaw Estates	
Nature of the proposal: Residential (8.no units)	
Checklist Score: 44	Constraints: Accessibility, land use conflict
Recommendation: Undesirable	
Justification: The site was previously assessed under reference B0901 at Pre-MIR stage. The site was submitted again during the consultation on the Proposed Plan, with a reduced boundary. This development option covers approximately 2.4 hectares of land that was previously Ancient Woodland but has now been felled. The proposal is for 8.no units (although the accompanying site plan shows 14.no units). The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development. This development would be in an unsustainable location on the edge of Milltimber. The proximity of the AWPR will likely present noise and air quality conflicts with any residential properties on this site.	



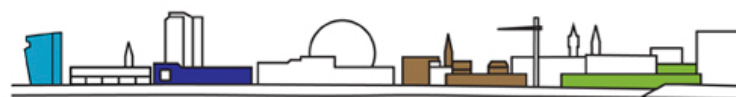
Criteria	Score	Justification
Exposure	2	There is some shelter from a narrow tree belt that lies along the northern boundary of the site.
Aspect	3	Site is south facing
Slope	3	Approximately 1 in 14 slope across the site, with the southern part of the site being a steeper slope than the northern section.
Flood Risk	2	Site is not identified as being at risk of flooding; there are no recorded flooding incidents on site. There is a small watercourse running down the eastern side of the site, which may be vulnerable to flooding in future.
Drainage	3	Site appears to be well drained.
Built / Cultural Elements	3	No built or cultural elements recorded for the site.
Natural Conservation	2	<p>The site was previously Ancient Woodland and although it has been felled, this status still remains. The site is also designated Green Belt and Green Space Network. The site is identified as an area of potential bat habitat and there have been records of Pipistrelle bats on the site.</p> <p>Other designated species recorded for this site by NESBReC are Common Toad, and Eurasian Badger. Wych Elm has previously been recorded on site. The site is located within the River Dee Catchment Area.</p>
Landscape Features	2	Although the majority of the woodland has been felled, some trees remain. The site is also bounded by a low dry stone wall.



Landscape Fit	2	Development at this location would be visible from the surrounding areas, and would intrude into the landscape, particularly at the northern extent of the site. However it is acknowledged that the development of the AWPR will itself have a significant impact on the local landscape and the site to the immediate east (ALDP 2012 Ref OP60) is currently under development.
Relationship to existing settlement	2	The site would form an extension to the edge of Milltimber, however the northern proportion of the site would be a significant distance from existing facilities.
Land Use Mix / Balance / Service Thresholds	1	Development of such a small housing development at this location would be unlikely to contribute to a better mix or balance of land uses, or provide the impetus for attracting new facilities. The development of would not make a significant contribution to different types of housing.
Accessibility	2	Bus facilities on North Deeside Road are within 800 metres.
Proximity to facilities - shopping / health / recreation	1	Nearest local shopping facilities are in Culter, over 800m distance from the site. The nearest medical (Camphill Medical Practice) and schools are also over 800m (Milltimber Primary and Cults Academy- see below for capacity information).
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site will shortly be accessible by a pedestrian link to Milltimber. Bus facilities on North Deeside Road are within 800 metres.
Proximity of employment opportunities	1	There are no employment opportunities, either limited or significant, within 1.6km. The closest recorded employment is at the Macaulay Land Use Institute in Craigiebuckler, over 8km distance from the site. Even this is likely to provide only

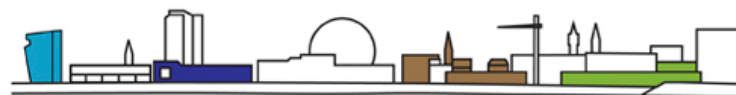


		very restricted employment opportunities and it is likely that residents will have to travel even further.
Contamination	3	No contamination identified on the site.
Land Use Conflict	2	The site is in close proximity to the route of the AWPR, which is currently under construction. There is a concern that the noise and air pollution from the AWPR would be detrimental to residential amenity of this site.
Physical Infrastructural Capacity	3	Site is likely to be able to be connected to physical infrastructure networks. The small scale of the development is unlikely to place significant pressure on local capacity.
Service Infrastructure Capacity	2	According to school roll forecasts, Milltimber Primary School is predicted to be over capacity by 2020, with Cults Academy predicted to be over capacity by 2021. There is a new school proposed for the allocated Oldfold site which could potentially accommodate the children generated from this development.
Other Constraints	3	No other known constraints.

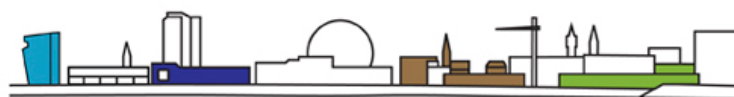


Representation 183 - Milltimber South

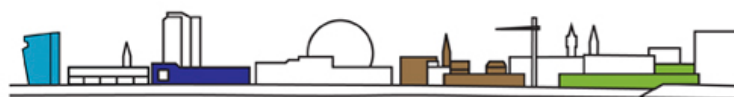
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0940	NAME of SITE: Milltimber South
Proposer: Bancon Developments	
Nature of the proposal: Residential development (around 60 units) and associated commercial uses.	
Checklist Score: 47	Constraints: Landscape Fit
Recommendation: Undesirable	
Justification: This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 60 residential units and 1225 sq. m. could be provided. The site is considered to be undesirable for development. The development of this site would have an impact on the River Dee Valley landscape as development would be very prominent from North Deeside Road and from the River Dee. The site is also located within the Milltimber Primary and Cults Academy zone and these schools do not have the capacity to accommodate the children generated from the development. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of employment land and there is no numerical justification to allocate further employment sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for either residential or business development.	



Criteria	Score	Justification
Exposure	2	The site is afforded some shelter from northerly winds from topography and the existing built up area.
Aspect	3	The site is south east facing.
Slope	2	There is a slope from north to south, gently sloping in places.
Flood Risk	3	There are no known flooding risks on the site. However, it is noted that there is an open water course to the north east of the site that runs south west as a culvert and then opens again to the south east of the site.
Drainage	3	There are no known drainage issues. However, it is noted that there is an open water course to the north east of the site that runs south west as a culvert and then opens again to the south east of the site.
Built / Cultural Elements	2	Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record.
Natural Conservation	2	The Deeside Way LNCS is to the south of the site. To the west of the site are TPOs. The site is located within the River Dee Catchment Area. The designated species on site include Redwing, Siskin and Song Thrush.
Landscape Features	2	There is a stone wall to the southern boundary and there are trees along the southern and western boundaries. There are also some newly planted trees along



		the private road in the middle of the site.
Landscape Fit	2	The site makes a positive contribution to the setting of Milltimber and the Dee Valley. Clear views into and across the site from the Deeside way and views of the River Dee Valley (a prime landscape) can be seen from North Deeside Road.
Relationship to existing settlement	3	The site is well related to the existing settlement as there are residential uses to the north, east and west.
Land Use Mix / Balance / Service Thresholds	2	The majority of the proposal is residential. However, some commercial uses are proposed alongside the residential development.
Accessibility	3	The site is adjacent to bus stops and cycle lane on North Deeside Road.
Proximity to facilities - shopping / health / recreation	2	The site is in close proximity to limited facilities. Milltimber Primary School is approx. 300m from the site. However, Cults Academy, shopping facilities and medical facilities are over 1000m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Core Path 66 (Deeside Way) is to the south of the site. Core Paths 70 and 72 are also in close proximity to the site.
Proximity of employment opportunities	1	No significant employment opportunities within 1.6km of the site although it is noted that 1225 sq. m of commercial use could be provided within the site.
Contamination	3	No known contamination issues.

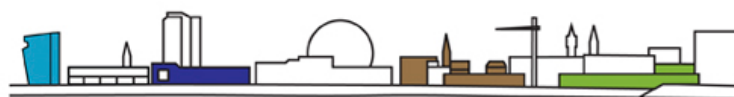


Land Use Conflict	3	No known land use conflicts.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	1	The site is zoned to Cults Academy and Milltimber Primary School. According to school roll forecasts, Milltimber Primary School is predicted to be over capacity by 2020, with Cults Academy predicted to be over capacity by 2021.
Other Constraints	3	There are no other known constraints.



Representation 82 – Malcolm Road, Peterculter, Phase 2b

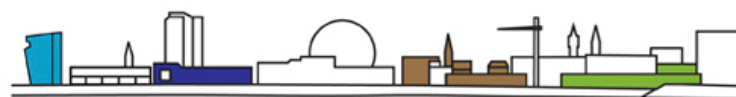
REPRESENTATION NUMBER: 82 Pre MIR Reference: B0943	NAME of SITE: Malcolm Road, Phase 2b
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential Development (c.25.no units)	
Checklist Score: 47	Constraints: Green Belt
Recommendation: Undesirable	
Justification: This development would be predominately residential in nature; however the proposer does indicate that some local employment could also be provided as part of the wider masterplanned approach. The site is within the Green Belt. The site is considered to be undesirable for development. The site is located adjacent to the River Dee and Culter Burn SAC and the Culter Burn LNCS which, without mitigation, may result in some loss or disturbance of wildlife habitat or species. Development on this site would also (without mitigation measures) impact on the surrounding landscape. Any development would be unrelated to the main settlement of Peterculter and is likely to be car dependent. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



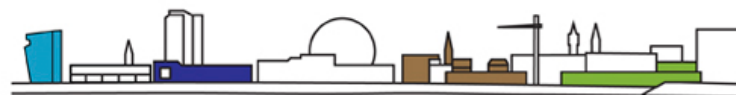
Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography and existing residential buildings.
Aspect	3	The site is south-west facing.
Slope	2	The gradient of the site is fairly gentle sloping from north-east to south-west at approximately 1 in 20.
Flood Risk	3	The Culter Burn runs to the west of the site, however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn is noted at the western and northern boundaries of the site.
Drainage	2	There are some small pockets of poor drainage evident. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	3	No loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC is evident to the west of the site. Culter Burn is also a LNCS and is covered at this point by a Tree Preservation Order (ref 81). The site is located within bat habitat. There is broadleaved woodland within a 100m buffer and the site is covered in neutral grassland.
Landscape Features	3	No woods, tree belts, hedges or stone walls are present.
Landscape Fit	2	Development of this site would intrude slightly into the surrounding landscape. The site can be viewed clearly from Malcolm Road. There is already some scattered



		residential development in and around this site that fits well in the landscape, however, further development would appear sporadic and isolated. The existing woodlands to the west offer some protection of views from the North Deeside Road, however development on this site would be seen from Deeside Road.
Relationship to existing settlement	2	Development in this area would be isolated from the settlement of Peterculter to the south-east and unrelated to any settlement to the north or west.
Land Use Mix / Balance / Service Thresholds	2	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area. The proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach. Currently land use in this area is predominantly residential (Peterculter) or Green Belt.
Accessibility	1	Direct access to rail or bus network over 800 metres away (Route 19 Malcolm Road, Peterculter).
Proximity to facilities - shopping / health / recreation	2	There are no available facilities within 800 metres of the site. The proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach.
Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Shoddy / Waulkmill Road - Leuchar Burn Path is noted to the west and an unnamed path is noted to the east.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site. This site itself would be an employment opportunity for the residents of Peterculter if

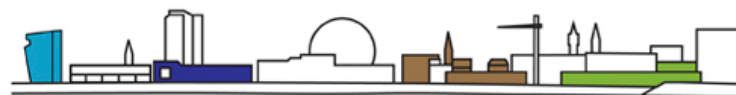


		developed as it is proposed for mixed use, but this would not be considered significant.
Contamination	3	There is no known waste tipping or contamination present on or around this site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2021.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

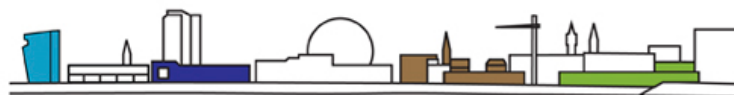


Representation 103 – Land To North Of Peterculter

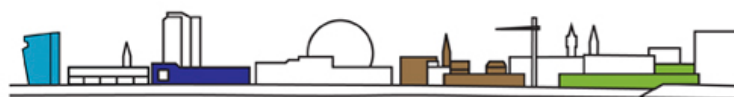
REPRESENTATION NUMBER: 103 Pre MIR Reference: B0909	NAME of SITE: Land To North Of Peterculter
Proposer: Parkie Property and Development Ltd	
Nature of the proposal: Residential Development (c.8.no units)	
Checklist Score: 45	Constraints: Green Belt and accessibility
Recommendation: Undesirable	
Justification: This small scale residential site would be located on a currently zoned Green Belt site. The site is considered to be undesirable for development. The site is located adjacent to the River Dee and Culter Burn SAC and the Culter Burn LNCS which, without mitigation, may result in some loss or disturbance of wildlife habitat or species. Development on this site would also (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter. It is isolated from all services and facilities and would be car dependent. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography.
Aspect	3	The site is south-west facing.
Slope	2	The gradient of the site slopes from north-east to south-west at approximately 1 in 13.
Flood Risk	3	The Culter Burns runs to the west of the site, however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn is noted at the western boundaries of the site.
Drainage	2	There are some small pockets of poor drainage evident. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	3	No loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC is evident to the west of the site. Culter Burn is also a LNCS and is covered at this point by a Tree Preservation Order (ref 81).
Landscape Features	3	No woods, tree belts, hedges or stone walls are present.
Landscape Fit	2	Development of this site would intrude slightly into the surrounding landscape. The site can be viewed clearly from Malcolm Road. There is already some residential development in and around this site that fits well in the landscape. The existing woodlands to the west offer some protection of views from the North Deeside Road.



Relationship to existing settlement	2	Development in this area would be partially related to the settlement of Peterculter to the south-east but unrelated to any settlement to the north or west.
Land Use Mix / Balance / Service Thresholds	1	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area.
Accessibility	1	Direct access to rail or bus network over 800 metres away (Route 19 Malcolm Road, Peterculter).
Proximity to facilities - shopping / health / recreation	1	There are no available facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Shoddy / Waulkmill Road - Leuchar Burn Path is noted to the west and an unnamed path is noted to the east.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	There is no known waste tipping or contamination present on this site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.

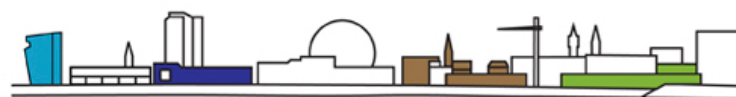


Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecast to go over capacity in 2021.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

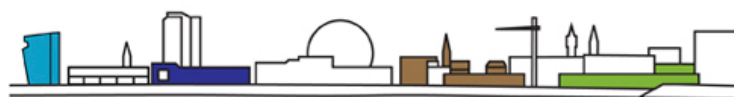


Representation 122 – Cobblestock, Peterculter

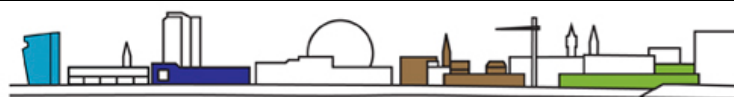
REPRESENTATION NUMBER: 122 Pre MIR Reference: B0930	NAME of SITE: Cobblestock, Peterculter
Proposer: Shivas Trust / D Gray and Others	
Nature of the proposal: Residential Development (c.15.no units)	
Checklist Score: 42	Constraints: Green Belt
Recommendation: Undesirable	
Justification: This small scale residential site would be located on a currently zoned Green Belt site of approximately 3.2 hectares. This site is considered to be undesirable for development. Development on this site would (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter. Access is poor and there is limited capacity at Cults Academy. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



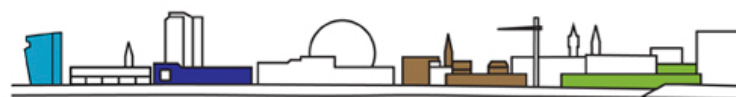
Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography and existing residential buildings. Supporting information from proposer indicates additional screening would be provided.
Aspect	3	The site is gently undulating and is generally south/south-west facing.
Slope	3	The site gradient is roughly 1:24 – a fairly gentle slope.
Flood Risk	2	No flooding risk is identified by the SEPA Flood Map. A previous incident of flooding on Burnside Road (from the Culter Burn) is noted.
Drainage	2	There are some small pockets of poor drainage evident. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	2	The site lies adjacent to the Deeside Old Railway LNCS which has a mixture of grassland, tall ruderal, small pockets of woodland, scattered trees and shrubs. It is a valuable green corridor in the west of the city. The River Dee and Culter Burn Special Area of Conservation is located to the east. The site has mixed mainly broadleaved woodland within a 100m buffer of the site. Designated species yellowhammer, house sparrow and dumnock have been identified within a 100m buffer. The site is situated within bat habitat.
Landscape Features	2	The southern area of the site is identified as Prime Landscape (Valley). No woods, tree belts, hedges or stone walls are present.



Landscape Fit	2	It is considered that development would intrude into surrounding landscape.
Relationship to existing settlement	2	The site lies to the south west of Peterculter. Development will only be partially related to the existing settlement area.
Land Use Mix / Balance / Service Thresholds	1	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area.
Accessibility	2	Direct access to rail or bus network is available between 400-800 metres away on North Deeside Road (A93) (First Bus Route 19).
Proximity to facilities - shopping / health / recreation	2	There is a limited range of available facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Deeside Way is Core Path 66. Additional path listed on paths record to the north and east of the site.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	2	Barrhills Sand Pit is located to the south of the site.
Land Use Conflict	3	There would be no expected conflict with any adjoining land uses.

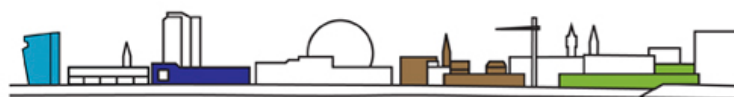


Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity at Culter Primary School but Cults Academy is forecasted to exceed capacity in 2021.
Other Constraints	1	Road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate.

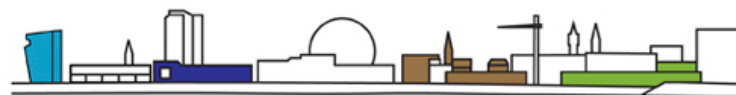


Representation 170 – Rob Roy Mobile Home Park, Peterculter

REPRESENTATION NUMBER: 170	NAME of SITE: Rob Roy Mobile Home Park, Peterculter
Proposer: Mr Colin Fraser	
Nature of the proposal: Residential Development (potentially 101 homes)	
Checklist Score:	Constraints: Green belt and proximity to the River Dee and Culter Burn SAC and Culter Burn LCNS
Recommendation: Undesirable	
<p>Justification: This development site would be located on currently zoned Green Belt. The proposer indicates the current 101 mobile homes could be replaced with conventional homes. The site is considered to be undesirable for development. This site is located near to the River Dee and Culter Burn SAC. Development on this site would impact on the surrounding landscape, only be partially related to the main settlement of Peterculter and is likely to be car dependent.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>	



Criteria	Score	Justification
Exposure	3	Good shelter from trees all around.
Aspect	3	The site is south-west facing.
Slope	2	The gradient of the site is fairly gentle, sloping from north-east to south-west at approximately 1 in 21.
Flood risk		The Culter Burn runs to the west of the site.
Drainage	3	The site falls within the River Dee catchment area. Freely draining, no waterlogged areas.
Built / Cultural Elements	2	The Sites and Monuments Record indicates a 'holemill' to the north of the site.
Natural Conservation	2	The River Dee and Culter Burn SAC is to the west of the site. Designated species European Eel and Brown/Sea Trout have been identified. Culter Burn is also a LNCS and is covered by a Tree Preservation Order (ref 81). The south and west edge of the site is situated within bat habitat.
Landscape Features	3	Although all trees to the west of the site are covered by TPO 81 they are unlikely to be lost due to development of this site.
Landscape Fit	1	Development of this site would intrude into the surrounding landscape. Due to the elevated nature of the site, it can be viewed clearly from Malcolm Road. The existing woodlands to the west offer some protection of views from the North Deeside Road



Relationship to existing settlement	1	Development in this area would be isolated from the settlement of Peterculter to the south-east and unrelated to any settlement to the north or west.
Land Use Mix / Balance / Service Thresholds	1	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area. Currently land use in this area is predominantly residential or Green Belt.
Accessibility	1	Direct access to rail or bus network is over 800 metres away (Route 19 Malcolm Road, Peterculter).
Proximity to facilities - shopping / health / recreation.	1	There are no facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There is a limited range of available footpath/cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Shoddy/Walkmill Road – Leuchar Burn Path is noted to the west.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	There is no known waste tipping or contamination present on the site.
Land Use Conflict	3	No expected conflict with adjoining land uses.

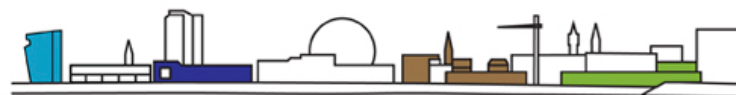


Physical Infrastructural Capacity	3	Proposer indicates that utility connections already exist on the site.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity; however Cults Academy is forecast to go over capacity in 2021.
Other Constraints	2	Western edge of the site lies within an Oil and Gas Notification Zone.

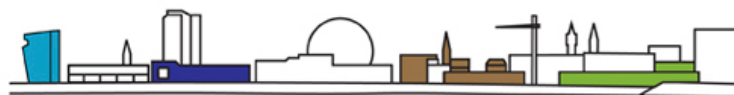


Representation 183 – Hill of Ardbeck, Peterculter

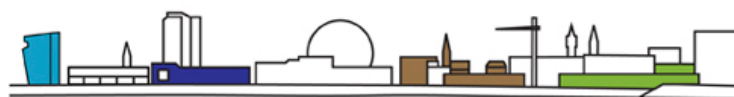
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0934	NAME of SITE: Hill of Ardbeck, Peterculter
Proposer: Bancon Developments	
Nature of the proposal: Residential (61 units)	
Checklist Score: 43	Constraints: LNCS
Recommendation: Undesirable	
Justification: This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 61 residential units could be provided. The site is considered to be undesirable for development. The site is located within the Peterculter LNCS and part of the site is designated as SNH Ancient Woodland. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



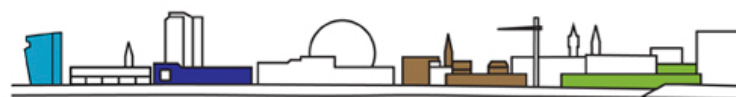
Criteria	Score	Justification
Exposure	2	Although the site is largely surrounded by woodland which provided some shelter, it sits on top of a hill / ridgeline.
Aspect	2	An undulating site. A significant part of the site that is not covered by woodland is north facing.
Slope	2	Slopes are fairly gentle except on the southern extremities of the site where it slopes steeply down to the adjacent residential areas. These areas are generally wooded.
Flood Risk	3	There are no known flood risks. However, it is noted that there is an open water course to the east of the site.
Drainage	3	There are no known drainage issues. However, it is noted that there is an open water course to the east of the site. It was noted on a site visit in 2009 that there was a very small boggy area close to the western boundary but the site appeared well drained.
Built / Cultural Elements	3	There will be no loss or disruption to built or cultural elements.
Natural Conservation	1	The whole site is covered by the Peterculter LNCS. There are Broadleaved Conifers around most of the boundary and the site incorporates upland birch woodland, lowland dry acid grassland and other neutral grassland. There is SNH Ancient Woodland to the north and east which part of it encroaches onto the site. The site is located in the River Dee Catchment Area. The site is covered by bat habitat. Designated Species, Common Bullfinch and Common Kestrel, have been recorded on the site. Thyme-leaved Speedwell (NELBAP species) has been recorded on the site.



Landscape Features	1	Trees and woodlands are the main features and this is typical in the area. There is a reasonable view to the hills of the Dee valley to the west. The woodlands are a strong local feature and provides a good visible backdrop to the residential area of Peterculter.
Landscape Fit	2	Despite the height of the site, it is fairly well enclosed by the woodland. However, it is possible to see it from School Road to the west.
Relationship to existing settlement	3	The site is well related to the existing settlement – there is housing to the south and west and Bucklerburn Road would provide a reasonable alternative green belt boundary to the north.
Land Use Mix / Balance / Service Thresholds	1	Housing proposed in a residential area.
Accessibility	2	The site is approx. 500m from the nearest bus service (Tillydrone to Culter) and bus stops. The infrequent Bucklerburn to City Centre Shuttle runs alongside the site.
Proximity to facilities - shopping / health / recreation	2	The site is over 800m from the Peterculter District Centre and the site is approx. 750m away from Culter Primary. Therefore, the site has limited facilities in close proximity.
Direct footpath / cycle connection to community and recreation facilities and resources	3	The site is adjacent to Core Path 76 (Culter House Road to River Dee) and Core Path 86 (Bucklerburn Road to Deeside Way). Aspirational Path 4 (Peterculter to Milltimber) is to the north of the site. The North Deeside Road cycle route is approx. 800m away from the site.

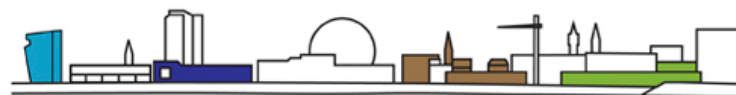


Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6km of the site.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	No known land use conflicts.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary and Cults Academy. There is sufficient capacity in Culter Primary; however Cults Academy is forecasted to exceed capacity in 2021 .
Other Constraints	1	Although the site is in private ownership and not formally laid out for open space, there are numerous paths throughout the site and it is well used by local people on an informal basis.

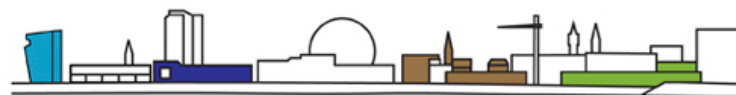


Representation 183 – Peterculter East

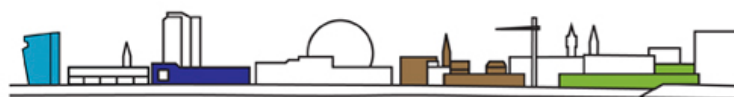
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0935	NAME of SITE: Peterculter East
Proposer: Bancon Developments	
Nature of the proposal: 38 residential units	
Checklist Score: 46	Constraints: Landscape and proximity to River Dee SAC
Recommendation: Undesirable	
Justification: This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 38 units could be provided in the two areas (as detailed above). The site is considered to be undesirable for development. The site is located near to the River Dee SAC. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Culter. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



Criteria	Score	Justification
Exposure	3	Area A is well sheltered from northerly winds by topography and the existing settlement. Area B is well sheltered from northerly winds by topography and woodland.
Aspect	3	Both parts of the site are south east facing.
Slope	2	Area A has a steep slope with a gradient of 1:9 and Area B is flat.
Flood Risk	2	The site is situated within the River Dee flood plain.
Drainage	3	No known drainage issues.
Built / Cultural Elements	3	There will be no loss or disruption to built or cultural elements. However it is noted that remains of the railway bridge lie north of Area A.
Natural Conservation	2	To the north of the site is the Deeside Way LNCS and to the South are the River Dee and Culter Burn SAC and River Dee Corridor LNCS. Development would likely have some impact on these. The site is located within the River Dee Catchment Area. The western corner of the site has a small section of broadleaved woodland. The site is in bat habitat and several bat species have been recorded. Other species recorded in and around the site include: Eastern Grey Squirrels, Song Thrush, Black-headed Gull, Redwing, Yellowhammer, Herring Gull, Goldeneye, and Common Toad. Shining Crane's Bill (NELBAP) has been recorded just out with the boundary of the site.
Landscape Features	2	There are trees and stone walls to the north and south boundaries of both parts of the site.



Landscape Fit	2	Area A would significantly intrude on the landscape as it will be very prominent from the south of the River Dee. Area B is more concealed by the existing development, however it will still have an impact on the surrounding landscape. The site is located within the Deeside Valley Prime Landscape designation.
Relationship to existing settlement	2	The site is adjacent to small scale residential development. However, the site is quite isolated from the built up area of Peterculter.
Land Use Mix / Balance / Service Thresholds	1	Residential development in a predominantly residential area.
Accessibility	3	The site is within 300m of the nearest bus service and bus stop.
Proximity to facilities - shopping / health / recreation	2	Peterculter District Centre and Culter Primary are over 800m from the site. Peterculter Health Centre is approx. 400m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Core Path 66 (Deeside Way) is located to the north of the site. CP 70 is to the south of Area A and CP 76 runs in-between Area A and Area B. There is also a cycle lane on North Deeside Road to the north of the site.
Proximity of employment opportunities	1	No significant employment opportunities nearby.
Contamination	3	There are no known contamination issues.

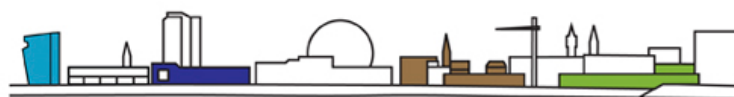


Land Use Conflict	2	The AWPR will be approx. 400m from the eastern edge of the site. The site is also located in close proximity to the Camphill Estate.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2021.
Other Constraints	3	No other known constraints.

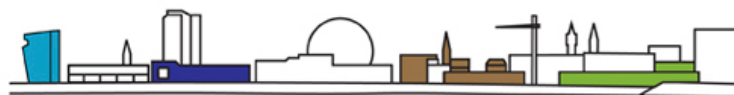


Representation 183 – Peterculter East Business Park

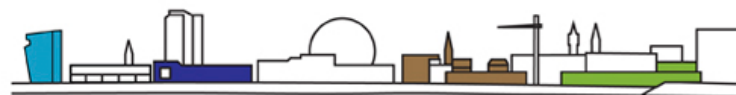
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0935		NAME of SITE: Peterculter East Business Park
Proposer: Bancon Developments		
Nature of the proposal: Business Park (12.no two-storey units)		
Checklist Score: 50	Constraints: Landscape fit, AWPR, Relationship to existing settlement	
Recommendation: Undesirable		
<p>Justification: This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that a business park with 12 two storey units could be provided. The site is considered to be undesirable for development. The site is located in close proximity to the River Dee SAC. Development on this site would also impact on the surrounding landscape as it would be very prominent from the AWPR corridor, and any development would only be partially related to the main settlement of Culter.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of employment land and there is no numerical justification to allocate further employment sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>		



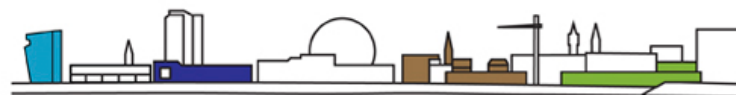
Criteria	Score	Justification
Exposure	3	The site is well sheltered from northerly winds by topography and the tree belt to the north.
Aspect	3	The site is south facing.
Slope	3	The site is relatively flat.
Flood Risk	3	There does not appear to be any flooding issues. However, it is noted that a fluvial flooding incident was recorded in July 2005.
Drainage	3	There are no known drainage issues.
Built / Cultural Elements	3	There will be no loss or disturbance to built or cultural elements.
Natural Conservation	2	The Deeside Way LNCS is to the north of the site. The site is also in close proximity to the River Dee and Culter Burn SAC and River Dee Corridor LNCS. TPOs are also present to the south of the site within the Camphill Estate. The site is located within the River Dee Catchment Area. The site is situated within bat habitat and several bat species have been recorded. Other species recorded in and around the site include: Eastern Grey Squirrels, Song Thrush, Black-headed Gull, Redwing, Yellowhammer, Herring Gull, Goldeneye, and Common Toad. Shining Crane's Bill (NELBAP) has been recorded just out with the boundary of the site.
Landscape Features	2	There are trees and stone walls to the north and south boundaries of the site.
Landscape Fit	2	The site will have some impact on the surrounding landscape as it will be very prominent from the AWPR. It is somewhat screened from North Deeside Road due to



		the trees to the north of the site.
Relationship to existing settlement	1	The site is very isolated from the existing built up settlements of Peterculter and Milltimber.
Land Use Mix / Balance / Service Thresholds	3	The development would create employment land in a predominantly residential area.
Accessibility	2	The site is just over 300m from the nearest bus service and bus stop.
Proximity to facilities - shopping / health / recreation	1	The site is over 1000m from the Peterculter District Centre.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is adjacent to Core Path 66 (Deeside Way). The site is also in close proximity to cycle lanes on North Deeside Road.
Proximity of employment opportunities	3	The development would be an employment opportunity in its own right.
Contamination	3	No known contamination issues.
Land Use Conflict	2	The development is situated on the AWPR corridor.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.

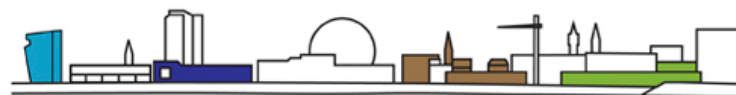


Service Infrastructure Capacity	3	The development of a business park would put no pressure on schools.
Other Constraints	3	No other known constraints.

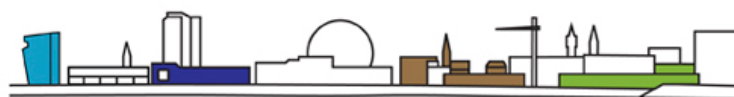


Representation 183– Newmill, Peterculter

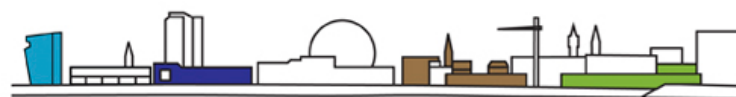
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0937	NAME of SITE: Newmill, Peterculter
Proposer: Bancon Developments	
Nature of the proposal: Residential Development (72.no units, 62.no - 67.no of which within Aberdeen City boundary). (Associated Business land proposals (1.5 hectares) in Aberdeenshire also noted.)	
Checklist Score: 46	Constraints: Green Belt, Green Space Network
Recommendation: Undesirable	
Justification: This predominately residential site would be located on a currently zoned Green Belt site. This site is considered to be undesirable for development. The site is situated to the south west of Peterculter. A new access road is proposed from the A93 to the north. Development of the site could (without mitigation measures) impact upon the surrounding landscape, including a Local Nature Conservation Site and the Green Space Network. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



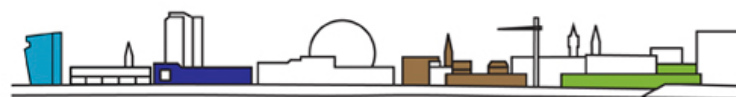
Criteria	Score	Justification
Exposure	2	The site is afforded some shelter from northerly winds through topography. The indicative layout from the proposer indicates that additional screening would be provided.
Aspect	2	The site has a part south-east, part north facing slope.
Slope	3	The northern half of the site generally slopes upwards north west to south east (gradient 1:10), and southern half slopes downwards north to south (gradient 1:9).
Flood Risk	3	No flooding risk is identified by SEPA Flood Map. The site falls within the River Dee catchment area.
Drainage	3	There are no visible signs of waterlogging on the site. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	There would be no expected loss or disturbance of built or cultural elements. Kennerty House (a Category B listed building) and Garden are adjacent to the south eastern boundary of the site. Peterculter War Memorial is adjacent to the north eastern boundary.
Natural Conservation	2	The Culter Burn Local Nature Conservation Site is adjacent to the eastern boundary. A Tree Preservation Order is adjacent to the eastern boundary (ref 80). An Area of Ancient Woodland is adjacent to the eastern boundary. The River Dee and Culter Burn Special Area of Conservation is located to the east. The site is situated in bat habitat. Designated species Spotted Flycatcher, Starling, Herring Gull, Reed Bunting,



		Song Thrush, Eurasian Badger, Swift, Black-headed Gull, Lapwing, Redshank, Yellowhammer, Cuckoo, House Sparrow, Kestrel, Skylark, Bullfinch, Dunnock, Kingfisher, Snipe and Badger have all been recorded on or within close proximity to the site.
Landscape Features	2	Wooded areas adjoin site boundaries to the north west and east and stone dykes are noted along several field boundaries. The site is located within the existing Green Space Network.
Landscape Fit	2	Development of the site would intrude into surrounding landscape.
Relationship to existing settlement	2	Development would only be partially related to the existing settlement of Peterculter. Part of the eastern boundary of the site adjoins the built up area of Peterculter.
Land Use Mix / Balance / Service Thresholds	2	Development of the wider mixed use development would contribute a little towards a better mix and balance of landuses, and provide some basis for attracting new services and facilities.
Accessibility	2	Bus route 19 Tillydrone – Peterculter bus stops are situated on North Deeside Road, however the majority of site is more than 400m from public transport. No footpaths are available to safely access public transport routes.
Proximity to facilities - shopping / health / recreation	1	There are no available facilities within 800 metres of the site. The Accession Model used data on Medical Facilities, Local Shops, Education Facilities and Employment Centres that dates from 2009. There may be instances where new facilities have been added or facilities have been removed since this time. Where we are aware of updates to the information contained in Accession this has been accounted for through the site assessment.

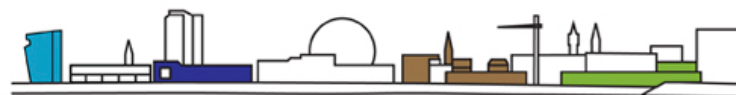


Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Pavement/cycleway along North Deeside Road to the north of the site. Additional path listed on paths record to the north west of site.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	No areas of contamination noted on site. Areas identified as contaminated land are however noted to south eastern and east boundaries.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be made available. A new site access is proposed from the A93 to the north.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. There are no capacity issues at Culter Primary School however, Cults Academy is forecasted to exceed capacity in 2021.
Other Constraints	3	No other known constraints.

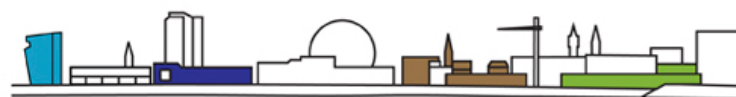


Representation 183 – Kennerty Farm

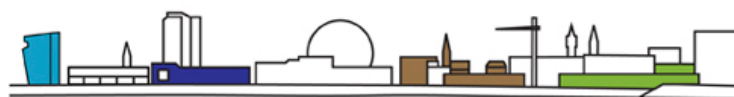
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0938	NAME of SITE: Kennerty Farm, Peterculter
Proposer: Bancon Developments	
Nature of the proposal: Residential Development (22.no units)	
Checklist Score: 42	Constraints: Green Belt, Green Space Network
Recommendation: Undesirable	
Justification: This small scale residential site would be located on a currently zoned Green Belt site. This site is considered to be undesirable for development. Development on this site would (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	



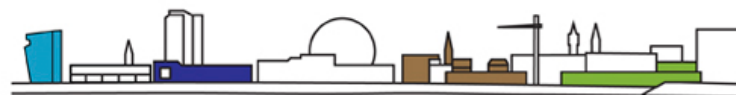
Criteria	Score	Justification
Exposure	2	The site is afforded some shelter from northerly winds through topography.
Aspect	2	The site is generally an east facing slope
Slope	2	Overall gradient of roughly 1:15
Flood Risk	2	No flooding risk is identified by the SEPA Flood Map. A previous incident of flooding on Burnside Road noted (from Culter Burn).
Drainage	2	Some small pockets of poor drainage are evident. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	There would be no expected loss or disturbance of built or cultural elements. The Normandykes Roman Camp (Scheduled Ancient Monument) lies to the southwest of the site.
Natural Conservation	1	Part of the site boundary includes the Deeside Old Railway LNCS. The River Dee and Culter Burn Special Area of Conservation is located to the east. Bat habitat is situated around the north, south and east edges of the site. Designated species Yellowhammer, House Sparrow and Dunnock have been identified on and in close proximity to the site.
Landscape Features	2	No group features, woods, tree belts or hedges are present. Stone walls are present at site boundaries.
Landscape Fit	2	Development of the site would intrude into surrounding landscape. It is considered that Burnside Road already provides a robust green belt boundary in this area.



Relationship to existing settlement	2	The site lies to the south-west of Peterculter. Development of the site would only be partially related to the existing settlement.
Land Use Mix / Balance / Service Thresholds	1	Residential development would be unlikely to contribute to a better mix or balance of land uses.
Accessibility	2	Direct access to rail or bus network is evident between 400-800 metres on North Deeside Road (A93) (First Bus Route 19).
Proximity to facilities - shopping / health / recreation	2	There is a limited range of available facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Deeside Way is Core Path 66. The Old Deeside Line shared pathway abuts the eastern boundary. Additional path listed on paths record to the south of site.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	No contamination or waste tipping is present.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	Proposer indicates that utility connections can be made available.

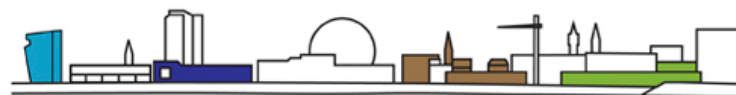


Service Infrastructure Capacity	2	There is sufficient capacity within Culter Primary School. However, Cults Academy is forecasted to exceed capacity in 2021 .
Other Constraints	3	No other known constraints.

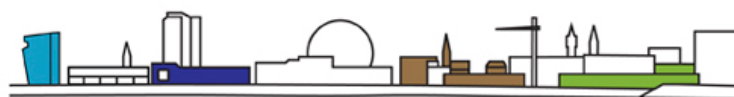


Representation 133 – Parklea, Pittfoddels

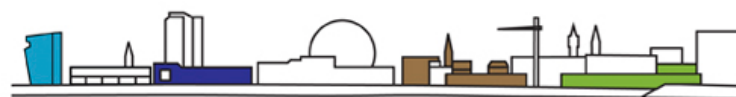
REPRESENTATION NUMBER: 133	NAME of SITE: Parklea, Pittfoddels
Proposer: BurnessPaull on behalf of Mr Ian Suttie	
Nature of the proposal: Remove Greenbelt zoning from the site	
Checklist Score: 43	Constraints: Green belt, School Capacity
Recommendation: Undesirable	
<p>Justification: This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The site sits within the Pittfoddels Conservation Area which pattern of development and setting creates a physical and visual break from the urban pattern of Aberdeen City. The area is characterized by large detached villas set within spacious landscaped gardens with generous tree planting. This relates back to the original feu splitting of 1845. The building plots between North Deeside Road and Rockland Road/Airyhall Road have a very distinctive pattern comprising a tiered arrangement of frontage tree belts and open lawns and further trees set around the buildings. The properties are typically around 100 -200 m set back from North Deeside Road. Behind the building is another tier of lawns and/or tree belts adjacent to Rocklands Road. Parklea forms the western most boundary of the greenbelt on the north side of North Deeside Road and follows the pattern of development as described above.</p>	



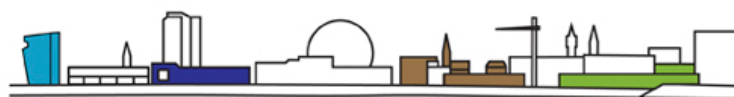
Criteria	Score	Justification
Exposure	3	There is good shelter from north winds through mature and well established trees to the boundaries to the north.
Aspect	3	The site is south facing.
Slope	3	Slopes are not steep
Flood risk	3	There is no known risk to flooding. There is a culvert on far side of road running north to south, and on far side of north Deeside road
Drainage	3	Site appears to be freely drained
Built / Cultural Elements	2	The site sits within the Pitfodels Conservation Area. There are stone boundary walls surrounding the site.
Natural Conservation	2	The trees on site have ancient woodland designation, and have a Tree Preservation Order. The area has good bat habitat.
Landscape Features	1	Stone walls and tree belts contain and extend into the site. The character of the Pitfodels conservation area is typified by large detached villas set within spacious landscaped gardens with generous tree planting. This relates back to the original feu splitting of 1845.
Landscape Fit	1	Development will intrude significantly into the landscape. The character of the Pitfodels conservation area is typified by large detached villas set within spacious



		landscaped gardens with generous tree planting. This relates back to the original feu splitting of 1845.
Relationship to existing settlement	1	The building plots between North Deeside Road and Rockland Road/Airyhall Road have a very distinctive pattern comprising a tiered arrangement of frontage tree belts and open lawns and further trees set around the buildings. The properties are typically around 100 -200 m set back from North Deeside Road. Behind the building is another tier of lawns and/or tree belts adjacent to Rocklands Road. The greenbelt designation creates a break between the city of Aberdeen and Cults.
Land Use Mix / Balance / Service Thresholds	2	The prominent land use is open space zoned as greenbelt. There are existing residential and employment opportunities within close proximity to the site.
Accessibility	2	There are good bus links to the no. 19, 19x, 201, 202 and 203 buses which run along North Deeside Road. There are bus stops 195m to the east and 172m to the west from the mid point of the site.
Proximity to facilities - shopping / health / recreation	1	There are a limited range of available facilities within 800m of the site. The site is 902m from the mid point of Cults Neighborhood Centre.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core path 66 (215m) and 67(194m) are in close proximity to the site. There are cycle lanes on North Deeside Road, and the Deeside Line is also suitable for cycling. Baird's Brae is to the east site and is noted on the Path Record.

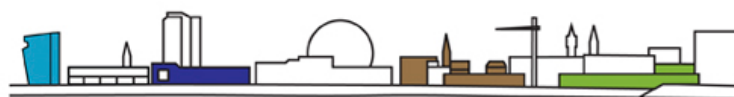


Proximity of employment opportunities.	2	There are limited employment opportunities within 1km of the site at The Robert Gordon University.
Contamination	2	Contamination is present through the Arnlee Old Quarry. The historic map from 1866 labelled this site as 'Old Quarry'. The quarry pit would appear to remain on-site today and appears as a pond surrounded by trees. It is considered unlikely that there is any contamination associated with the site, unless the quarry bowl has been infilled. This should be ascertained by the prospective developer, before any development undertaken. If any contamination is found, the Contaminated Land team should be consulted to consider the best way to deal with any risks.
Land Use Conflict	3	There is no expected conflict with land use.
Physical Infrastructural Capacity	3	Assume no constraint to infrastructural capacity.
Service Infrastructure Capacity	1	The site is zoned to Cults Primary School and Cults Academy. The School Roll Forecasts predict Cults Primary School will be over capacity in 2016 and Cults Academy by 2012.
Other Constraints	2	Electricity pylons run north to south of the site



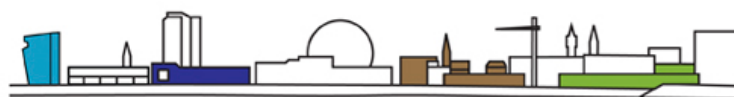
Representation 142 – Land at Inchgarth

REPRESENTATION NUMBER: 142 Pre MIR Reference: B0912	NAME of SITE: Land at Inchgarth
Proposer: BurnessPaull obo Cults Property Development Company Limited	
Nature of the proposal: Residential Development including a new link road	
Checklist Score: 38	Constraints: Slope, Pitfodles and Lower Deeside Conservation Area, Landscape Fit, Accessibility
Recommendation: Undesirable	
Justification: This site is located within the Pitfodels and Lower Deeside Conservation Area and the area is currently Green Belt, providing significant visual separation between Garthdee and Lower Deeside and which protects their separate identities. It therefore contributes to the landscape setting of these settlements. The proposal is for a residential development, and a new link road. The exact number of units is not identified with the submission; the conceptual masterplan outlines 20 individual villas. The transport assessment has been carried out to assess the traffic impact of a proposed development of up to 100 units. Development would have a significant impact on the Deeside Line LNCS with a new road having to cross this area and with a likely impact on the trees and the setting of the Green Belt and Conservation Area. The Cumulative Transport Appraisal does not identify a need for a link road in this location as a strategic requirement and the development of a road in this location would involve significant engineering works, which would seem unnecessary. The Strategic Infrastructure Plan outlines the merits of link road will be explored as part of a wider solution combined with proposal for the Bridge of Dee within the Access from the South study. The Access from the South Study is not due for completion until late Summer/Early Autumn 2016. In addition there is no school capacity at either Cults Academy or Cults Primary Schools.	

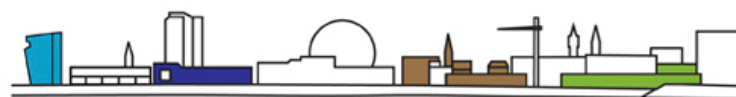


The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

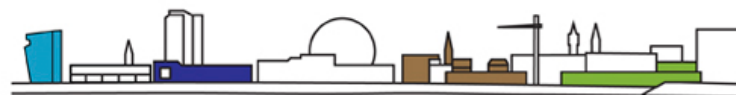
Criteria	Score	Justification
Exposure	3	The site has a border of mature trees on the northern and western boundaries providing shelter. Inchgarth Road bounds the site on the southern boundary and there are trees to the south of the site.
Aspect	3	The site is SSE facing. This topography and location of trees provides significant opportunities for solar gain.
Slope	1	The site slope is variable and in places is steeper than 1 in 12 with sections at 1 in 10. There would need to be site leveling to make the site useable.
Flood risk	2	Flooding team identified 1:200 year event which includes over land flow from the surface water system. Site also has issue of standing water due to surface water. Suggest 1:200 year storage on site and the flood risk mitigated as part of the site.
Drainage	3	There didn't appear to be any drainage issues at the time of the site inspection although this was undertaken in June during a fairly dry period. There are no low lying areas and it is considered that there are unlikely to be any significant drainage constraints on this site.



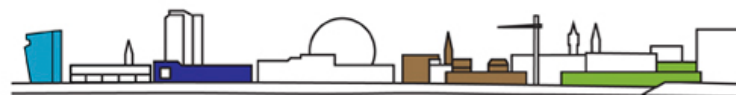
Built / Cultural Elements	1	No listed or scheduled features on this site. Existing field boundaries are marked out with drystone dykes. The site is located within the Pitfodles and Lower Deeside Conservation Area and this site would be highly visible from Inchgarth Road and development will change the landscape setting of the area between the Old Deeside Line and Inchgarth Road.
Natural Conservation	1	<p>The area is surrounded by mature trees that are protected by a TPO, which provide a valuable habitat. Development could be designed to have minimal impact on trees. The Deeside line is designated as a Local Nature Conservation Site, and development could have significant impacts on this site especially if a new road link would be created through the site.</p> <p>There are two areas proposed, one to the south of the Deeside line and one to the north. There are records of Pipistrelle bats, Bullfinch, Eurasian Red Squirrel, Eurasian Badger, and Dunnock. There is an area designated as Ancient Woodland along the southern boundary. Previous records indicated records of Wych elm around the boundary of the site.</p>
Landscape Features	1	Development crosses the Deeside line and has the potential to have a significant detrimental affect on this feature.
Landscape Fit	1	<p>The area to the south of the Old Deeside Line to Inchgarth is open and the site is visible from a number of locations along Inchgarth Road. The landscape impact will vary considerably depending on the detail of any proposals, but a residential development will be out of character with the surroundings of the Conservation Area.</p> <p>The area to the north and south will be visible from the Deeside railway. The Area to the north is screened from North Deeside Road, but there are views to the site and within this area and any large development of offices would have a significant impact</p>



		on the landscape. This is an area of Green Belt that provides significant visual separation between Garthdee and Lower Deeside and which protects their separate identities. It therefore contributes to the landscape setting of these settlements.
Relationship to existing settlement	1	The site is in the Green Belt, but it is on the edge of the existing community and has good connections to the existing community, there are core paths to the north and south of the site.
Land Use Mix / Balance / Service Thresholds	1	Residential development would not add to the mix in this location.
Accessibility	2	There is a bus stop on North Deeside Road within 800m of this site.
Proximity to facilities - shopping / health / recreation	1	There are no facilities in close proximity to this site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are core paths and cycle links surrounding this site providing good connections.
Proximity of employment opportunities	2	Following the Inchgarth Road the RGU campus is located within 760m.
Contamination	3	There is no known contamination on this site.

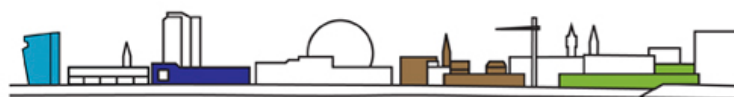


Land Use Conflict	3	No conflict.
Physical Infrastructural Capacity	3	No conflicts or constraints to physical infrastructural capacity have been observed during the examination.
Service Infrastructure Capacity	1	<p>The transport assessment submitted concludes there are a number of excellent existing walking, cycling and public transport links within the vicinity, and that the link road would not be intended to encourage rat running but could be used by traffic that is already doing so in other locations. It also outlines trips generated would be 80 - 107 weekday AM and PM peak trips respectively which would have a minimal impact on the local road network.</p> <p>Transport infrastructure along the North Deeside Road is known to be limited. School Roll Forecast predicts Cults Primary School will be at capacity from 2016, and Cults Academy from 2021.</p>
Other Constraints	2	There are some electricity pylons that pass through the site.



Representation 142 – Land at Inchgarth

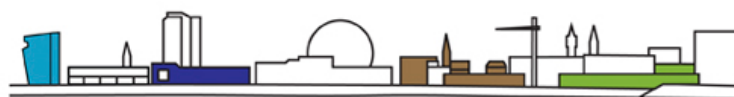
REPRESENTATION NUMBER: 142	NAME of SITE: Land at Inchgarth
Proposer: BurnessPaull obo Cults Property Development Company Limited	
Nature of the proposal: Mixed use proposal comprising all weather pitch, accommodation for up to 300 students and a 60 unit residential development comprising of up to 15 large villas, each containing up to 4 units.	
Checklist Score: 42	Constraints: Slope, Pitfodles and Lower Deeside Conservation Area, Landscape Fit, Accessibility
Recommendation: Undesirable	
<p>Justification: This proposal has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). This site is also proposed for residential accommodation (Representation 142 Residential use). The site is located within the Pitfodles and Lower Deeside Conservation Area and the area is currently Green Belt, providing significant visual separation between Garthdee and Lower Deeside and which protects their separate identities. The proposal is for a sustainable mixed use community comprising an all weather pitch with ancillary infrastructure, student accommodation, housing and a link road between North Deeside Road and Inchgarth Road.</p> <p>Development would have a significant impact on the Deeside Line LNCS with a new road having to cross this area and with a likely impact on the trees and the setting of the Green Belt and Conservation Area. This is an area of Green Belt that. It therefore contributes to the landscape setting of these settlements. The Cumulative Transport Appraisal does not identify a need for a link road in this location as a strategic requirement and the development of a road in this location would involve significant engineering works, which would seem unnecessary.</p>	



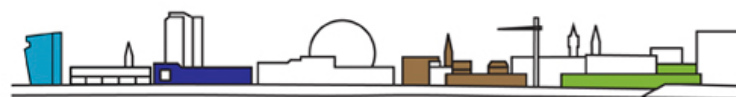
The Strategic Infrastructure Plan outlines the merits of link road will be explored as part of a wider solution combined with proposal for the Bridge of Dee within the Access from the South study. The Access from the South Study is not due for completion until late Summer/Early Autumn 2016. In addition there is no school capacity at either Cults Academy or Cults Primary Schools.

The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

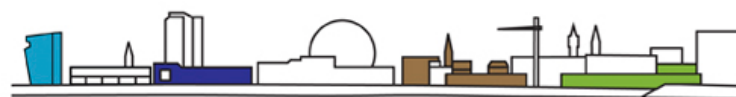
Criteria	Score	Justification
Exposure	3	The site has a border of mature trees on the northern and western boundaries providing shelter. Inchgarth Road bounds the site on the southern boundary and there are trees around the south of the site.
Aspect	3	The site is SSE facing. This topography and location of trees provides significant opportunities for solar gain.
Slope	1	The site slope is variable and in places is steeper than 1 in 12 with sections at 1 in 10. There would need to be site leveling to make the site useable.
Flood Risk	2	Flooding team identified 1:200 year event which includes over land flow from the surface water system. Site also has issue of standing water due to surface water. Suggest 1:200 year storage on site and the flood risk mitigated as part of the site.



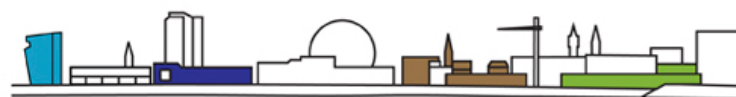
Drainage	3	There did not appear to be any drainage issues at the time of the site inspection. There are no low lying areas and it is considered that there are unlikely to be any significant drainage constraints on this site.
Built / Cultural Elements	1	No listed or scheduled features on this site. Existing field boundaries are marked out with drystone dykes. The site is located within the Pitfodles and Lower Deeside Conservation Area and this site would be highly visible from Inchgarth Road and development will change the landscape setting of the area between the Old Deeside Line and Inchgarth Road.
Natural Conservation	2	<p>The area is surrounded by mature trees that are protected by a TPO, which provide a valuable habitat. Development could be designed to have minimal impact on trees. The Deeside line is designated as a Local Nature Conservation Site, and development could have some secondary impacts on the site.</p> <p>There are two areas proposed, one to the south of the Deeside line and one to the north. There are records of Pipistrelle bats, Bullfinch, Eurasian Red Squirrel, Eurasian Badger, and Dunnock. There is an area designated as Ancient Woodland along the southern boundary. Previous records indicated records of Wych elm around the boundary of the site.</p>
Landscape Features	1	Development crosses the Deeside line and has the potential to have a significant detrimental effect on this feature.
Landscape Fit	1	The area to the south of the Old Deeside Line to Inchgarth is open and the site is visible from a number of locations along Inchgarth Road. The landscape impact will vary considerably depending on the detail of any proposals, but a residential and student development will be out of character with the surroundings of the Conservation Area.



		The area to the north and south will be visible from the Deeside railway. The Area to the north is screened from North Deeside Road, but there are views to the site and within this area and any large development of offices would have a significant impact on the landscape. This is an area of Green Belt that provides significant visual separation between Garthdee and Lower Deeside and which protects their separate identities. It therefore contributes to the landscape setting of these settlements.
Relationship to existing settlement	1	The site is in the Green Belt, but it is on the edge of the existing community and has good connections to the existing community, there are core paths to the north and south of the site.
Land Use Mix / Balance / Service Thresholds	2	The development of the all weather pitch and purpose build student accommodation would add to the land use mix of the area. The residential development would not.
Accessibility	2	There is a bus stop on North Deeside Road within 800m of this site.
Proximity to facilities - shopping / health / recreation	3	This development would provide new facilities with the all weather sports and associated facilities.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are core paths and cycle links surrounding this site providing good connections.

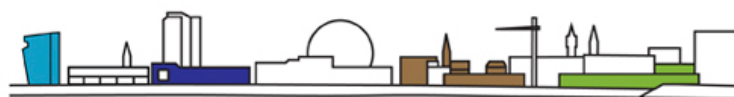


Proximity of employment opportunities	3	Following the Inchgarth Road the RGU campus is located within 760m.
Contamination	3	There is no known contamination on this site.
Land Use Conflict	2	A use as a recreational facility may have a negative affect on existing residential properties in the local area. Impact from lighting would cause some conflict.
Physical Infrastructural Capacity	3	No conflicts or constraints to physical infrastructural capacity have been observed during the examination.
Service Infrastructure Capacity	1	<p>The transport assessment submitted concludes there are a number of excellent existing walking, cycling and public transport links within the vicinity, and that the link road would not be intended to encourage rat running but could be used by traffic that is already doing so in other locations. It also outlines trips generated would be 26 and 35 weekday AM and PM peak trips respectively from the residential accommodation and 20 to 29 weekday AM and PM peak trips respectively from the student accommodation, which would have a minimal impact on the local road network.</p> <p>Transport infrastructure along the North Deeside Road is known to be limited. School Roll Forecast predicts Cults Primary School will be at capacity from 2016, and Cults Academy from 2021.</p>
Other Constraints	2	There are some electricity pylons that pass through the site.



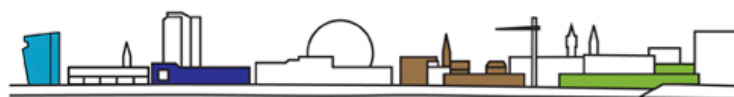
Representation 142 – Land at Inchgarth

REPRESENTATION NUMBER: 142	NAME of SITE: Land at Inchgarth
Proposer: BurnessPaull on behalf of Cults Property Development Company Limited	
Nature of the proposal: 3 Residential units	
Checklist Score: 46	Constraints: Pitfodles and Lower Deeside Conservation Area, School Capacity
Recommendation: Undesirable	
<p>Justification:</p> <p>This proposal has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). This site is located within the Pitfodles and Lower Deeside Conservation Area and the area is currently Green Belt, which provides significant visual separation between Garthdee and Lower Deeside and which protects their separate identities. It therefore contributes to the landscape setting of these settlements. Although there are other developments in this area, its predominant character is still rural. This, together with the tree cover prevent both visual and physical coalescence of Garthdee and Cults. Further development would shift the balance from a predominantly rural to a more urban character. This site is an important part of the area which prevents coalescence and therefore serves a green belt function that should remain. There is limited school capacity; Cults Primary School will be over capacity by 2016, and Cults Academy by 2021.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further</p>	

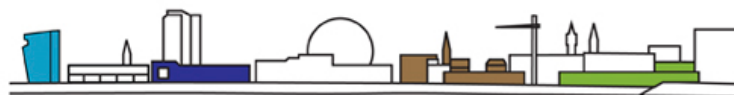


housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

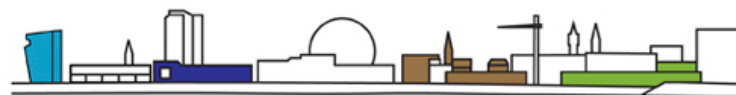
Criteria	Score	Justification
Exposure	3	The site has a border of mature trees on the northern and southern boundary.
Aspect	3	The site is SSE facing. This topography and location of trees provides significant opportunities for solar gain.
Slope	3	There is a very small slope on site
Flood Risk	2	Flooding Team indicate a 1:200 year event which includes over land flow from the surface water system. And issues of standing water, due to surface water. Looking at 1:200 year storage on site and the flood risk mitigated as part of the site.
Drainage	3	There did not appear to be any drainage issues at the time of the site inspection. There are no low lying areas and it is considered that there are unlikely to be any significant drainage constraints on this site.
Built / Cultural Elements	1	No listed or schedules features on this site. Existing field boundaries are marked out with drystone dykes. The site is located within the Pitfodles and Lower Deeside Conservation Area.
Natural Conservation	2	The area is surrounded by mature trees, which provide a valuable habitat. The Deeside line is designated as a Local Nature Conservation Site, and development could have some secondary impacts on the site.



Landscape Features	2	The site has a border of mature trees on the northern and southern boundary.
Landscape Fit	2	The area will be visible from the North Deeside Line.
Relationship to existing settlement	2	The site is located in the Green belt. There are a row of detached houses to the south of site, which in themselves are isolated.
Land Use Mix / Balance / Service Thresholds	1	The development of detached villas will not contribute to a better mix of balance of landuses, or provide impetus for attracting facilities.
Accessibility	2	There is a bus stop on North Deeside Road
Proximity to facilities - shopping / health / recreation	1	There are no available facilities within 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are core paths and cycle links surrounding this site providing good connections.
Proximity of employment opportunities	3	Following the Inchgarth Road the RGU campus is located within 760m.
Contamination	3	There is no known contamination on this site.
Land Use Conflict	3	There is no expected land use conflict

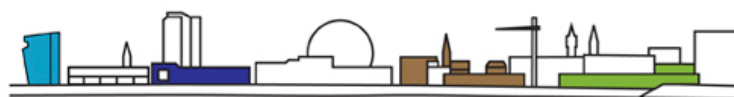


Physical Infrastructural Capacity	3	No conflicts or constraints to physical infrastructural capacity have been observed during the examination.
Service Infrastructure Capacity	1	The School Roll Forecast predicts Cults Primary School will be at capacity from 2016, and Cults Academy from 2021.
Other Constraints	3	No other constraint identified



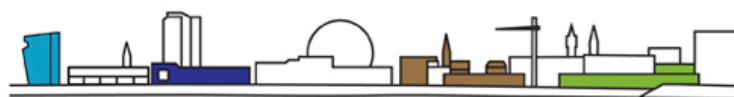
Representation 161– Pitfodels Station Road

REPRESENTATION NUMBER: 161	NAME of SITE: Pitfodels Station Road
Proposer: Montagu Evans LLP obo E Yule Esq Per Kennedy Consultants	
Nature of the proposal: Remove from Greenbelt – 3 detached houses	
Checklist Score: 42	Constraints: Green belt, School Capacity
Recommendation: Undesirable	
<p>Justification:</p> <p style="color: red;">This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). The site is part of the green belt buffer between Cults and Garthdee which helps to maintain their separate identity and contributes to the landscape setting of Aberdeen. The site is within the Pitfodels Conservation Area which is characterized by large detached villas set within spacious landscaped gardens with generous tree planting. This relates back to the original feu splitting of 1845. Greenbelt is the predominant zoning within the conservation area. Although there are other developments in this area, its predominant character is still rural. This, together with the tree cover prevent both visual and physical coalescence of Garthdee and Cults. Further development would shift the balance from a predominantly rural to a more urban character. This site is an important part of the area which prevents coalescence and therefore serves a green belt function that should remain. There is limited school capacity; Cults Primary School will be over capacity by 2016, and Cults Academy by 2021.</p> <p style="color: red;">The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to</p>	

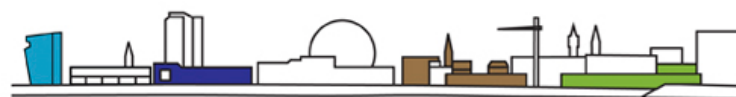


allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

Criteria	Score	Justification
Exposure	3	There is some shelter from trees outwith the site boundary, and small trees along the northern boundary.
Aspect	3	The site is south facing.
Slope	2	The slope is not steep but is undulating
Flood risk	2	The Culvert of Auchyell Burn goes through the site. There is little risk of natural or man made flooding.
Drainage	3	Site appears to be freely drained
Built / Cultural Elements	2	The site sits within the Pitfodels Conservation Area. There are stone boundary walls surrounding the site, and the Railway Bridge abutting the site on the south western edge is within the sites and monuments record.
Natural Conservation	2	The Deeside Railway Line is a local nature conservation site, this forms the southern boundary of the site. The area is noted for having good bat habitat.
Landscape Features	1	Stone walls contain the site. The character of the Pitfodels conservation area is typified by large detached villas set within spacious landscaped gardens with generous tree planting. This relates back to the original feu splitting of 1845.



Landscape Fit	1	Development will intrude significantly into the landscape. The character of the Pitfodells conservation area is typified by large detached villas set within spacious landscaped gardens with generous tree planting. This relates back to the original feu splitting of 1845.
Relationship to existing settlement	1	There are a cluster of houses off the Pitfodells Station Road, which is not typical of the pattern of development in the Pitfodells Conservation Area.
Land Use Mix / Balance / Service Thresholds	1	The development will not contribute to a better mix or balance of landuses.
Accessibility	2	There is one bus stop within 400m of the site.
Proximity to facilities - shopping / health / recreation	1	There are no existing community facilities within 800m of the site
Direct footpath / cycle connection to community and recreation facilities and resources	3	There is good access to core paths and cycle infrastructure. The Deeside Railway abuts the site.
Proximity of employment opportunities.	2	There are limited employment opportunities with 1.6km of the site.
Contamination	3	There is no contaminated land.



Land Use Conflict	3	There are no land use conflict.
Physical Infrastructural Capacity	3	No conflicts or constraints to physical infrastructural capacity have been observed.
Service Infrastructure Capacity	1	The site is zoned to Airyhall Primary and Hazelhead Academy. The School Roll Forecast suggested Airyhall Primary School will be at capacity by 2016 and Hazelhead Academy by 2021.
Other Constraints	3	Nothing further to note.

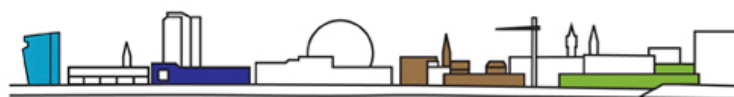


Representation 183 – Craighton Road, Pitfodells

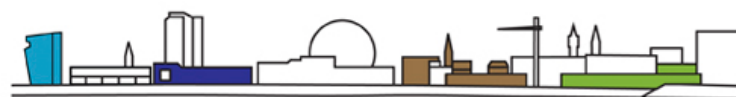
REPRESENTATION NUMBER: 183 Pre MIR Reference: B0939	NAME of SITE: Craighton Road, Pitfodells
Proposer: Bancon Developments Ltd	
Nature of the proposal: Residential development including a care home	
Checklist Score: 47	Constraints: Pylons, Ancient Woodland
Recommendation: Undesirable	
Justification: <p style="color: red; margin-top: 0;">The site was previously assessed as B0939 at Pre-MIR stage. The site was submitted again during the consultation on the Proposed Plan. The proposal is now for 32 houses, 20 houses were proposed at the Pre-MIR stage.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development. The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees, some architectural features and has an established wildlife and recreational function.</p>	



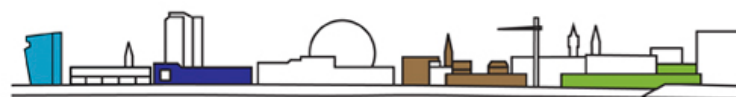
Criteria	Score	Justification
Exposure	3	Although fairly elevated, well protected by established tree belts
Aspect	3	South facing
Slope	3	The site slopes to the south. The steepest part is around 1 in 10 in the south western corner of the site. But most of the site is greater than 1 in 20.
Flood Risk	3	No known risk of flooding.
Drainage	3	Site appears to be freely drained.
Built / Cultural Elements	3	Sites and Monuments: 2 Boundary Stones on the perimeter of the site and stone walls. Site within the Pitfodels Conservation Area. The Conservation Area Appraisal allows for well spaced buildings on this site, if set back from the road by at least 50m.
Natural Conservation	2	Many existing mature tree belts and a central wooded area. The south western corner of the site encompasses trees belonging to Ancient Woodland. The site's function as a green corridor for wildlife would be eroded were the site to be developed. Eurasian Red Squirrel, Northern Lapwing and Common Kestrel, all of which are designated species, are to be found on site. Site lies within the River Dee Catchment Area. Previous records show bats and Wych Elm on site.
Landscape Features	2	Linear tree features.



Landscape Fit	2	Sits within Wooded Farmland, and forms part of a Green Space/ Buffer between Braeside and Cults. Other than views from properties around the site, views into the site from the ground are only available from immediately adjacent roads (Craigton Road, Bairds Brae, Airyhall Road), the main vantage point being Craigton Road. An appropriately sized buffer between the proposed development and Craigton Road, with landscaping, would allow the Green Space/ Buffer function of the site to be preserved, when viewed from Craigton Road. Appropriate landscaping and buffering would also be required to safeguard views from Airyhall Road, which is a recreational path.
Relationship to existing settlement	3	Lies between two existing residential areas to the east and west. To the east the housing is low density, of predominantly bungalows. To the west, a housing development with low density, large detached housing closest to the site, and higher density to the east. Care Home to the east of the site.
Land Use Mix / Balance / Service Thresholds	2	A part of the site is proposed for a care home, whilst the rest is housing. No employment or commercial uses are proposed in this predominantly residential area.
Accessibility	2	Bus route and stops within 800m of the site.
Proximity to facilities - shopping / health / recreation	1	Local facilities are available at Cults and Airyhall, however these are over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Paths 65 and 67 run along the eastern and southern perimeters of the site. The North Deeside Road and Old Deeside Line lie less than a km to the south of the site.

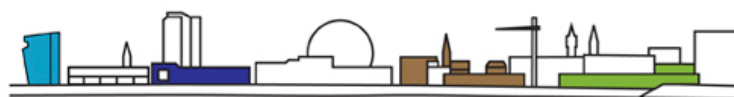


Proximity of employment opportunities	1	Remote from significant employment areas.
Contamination	2	No known contamination on site although the areas to the west, east and south-east are highlighted as potentially contaminated areas.
Land Use Conflict	2	Overhead Electricity Pylons separates the site.
Physical Infrastructural Capacity	3	Developer indicated connections to all three utilities can be made.
Service Infrastructure Capacity	1	The site is currently zoned to Airyhall Primary and Hazlehead Academy. Airyhall Primary School will be at capacity by 2016 and Hazlehead Academy by 2021.
Other Constraints	2	Electricity pylons run diagonally across the site from the north east corner to the south west corner.



Representation 128 – Land at Cadgerford, Westhill

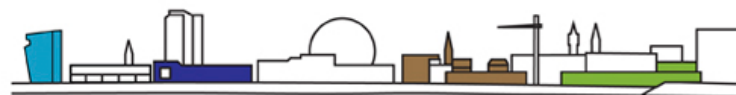
REPRESENTATION NUMBER: 128 Pre MIR Reference: B0931	NAME of SITE: Land at Cadgerford, Westhill
Proposer: Stewart Milne Homes	
Nature of the proposal: Mix of uses including: residential and commercial	
Checklist Score: 45	Constraints: Green belt and pipeline
Recommendation: Undesirable	
Justification: <p>The presence of a major gas pipeline to the west of this site significantly constrains the proposal that has been submitted. The majority of the site is located within the middle consultation zone, and a small area is located in the inner consultation zone. Any more than 30 dwellings on this site would be advised against by HSE. There are fewer constraints in terms of type of employment land that can be developed within the middle consultation zone of the pipeline.</p> <p>The Brodiach Burn is located to the west of the site. The landscape surrounding Westhill is rolling agricultural and development in this location would be highly visible. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting. Development would also have a significant impact on services in Westhill. Allocating this site for development is mainly going to impact on Westhill, which is within Aberdeenshire. For this site to be allocated there would need to be collaborative working between Aberdeen City and Aberdeenshire Councils.</p> <p>On its own this site does not relate well to the settlement of Westhill. Development of this scale (although technically in Aberdeen) would have to be considered as an expansion of Westhill, which has not been identified in the Strategic</p>	



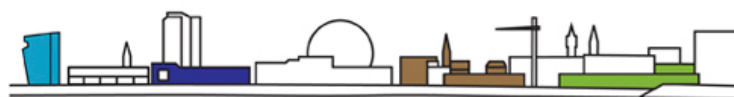
Development Plan as a Strategic Growth Area. Therefore, development in Westhill should be restricted to that which supports local services.

The overall vision and spatial strategy of the Aberdeen Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

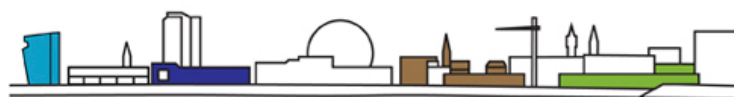
Criteria	Score	Justification
Exposure	1	No shelter to protect the site from cold northerly winds.
Aspect	2	Gentle east facing site
Slope	3	The site is relatively flat, and does not have many undulations.
Flood Risk	1	There is no known flood risk.
Drainage	2	The site has two priority habitats towards the south of the site that are wetland habitats and this may indicate that there are some drainage issues. Otherwise the site appears to drain freely.
Built / Cultural Elements	3	There are no listed buildings or records of archaeology. There is a standing structure recorded on the site. Development may result in the loss of a vernacular building, but the impact will not be significant.



Natural Conservation	1	<p>There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The Common Yellow-sedge, a NELBAP Locally Important Species, has been identified on the site.</p> <p>The woodland to the south of the site is designated as Ancient Woodland and provides a valuable habitat. The majority of the proposed site is improved grassland, but there are two small areas of priority habitat that may be affected by development.</p>
Landscape Features	3	Minimal features on the site potential to lose drystone dykes.
Landscape Fit	1	Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting.
Relationship to existing settlement	2	The proposal would be adjacent to the Arnhall developments, but on its own would not be well connected to the existing settlement of Westhill.
Land Use Mix / Balance / Service Thresholds	3	There is a large amount of employment land in this area and residential development would improve the mix.
Accessibility	1	There is not a bus route with a regular stop close to this site.
Proximity to facilities - shopping / health / recreation	3	There are facilities in close proximity. Health centre is located next to Tesco, approximately 600m from the centre of the proposed site



Direct footpath / cycle connection to community and recreation facilities and resources	2	New footpath connections to this site would need to be provided. With links through to the Tesco site there would be a good range of footpath /cycle path connections to community, recreation and other employment facilities. There is an additional path listed on paths record to the east of the site.
Proximity of employment opportunities	3	There is a wide range of employment opportunities in Westhill located in close proximity.
Contamination	3	No known contamination on site.
Land Use Conflict	3	No expected conflict.
Physical Infrastructural Capacity	3	Applicant has indicated that capacity is available.
Service Infrastructure Capacity	3	The site is located in the school zone for Westhill Primary and Westhill Academy. Aberdeenshire's 2013 based School Roll Forecasts indicate capacity at both schools.
Other Constraints	2	The presence of the pipeline and the consultation zone will impact on how much housing could be accommodated on this site.



Representation 128 – Backhill, Westhill

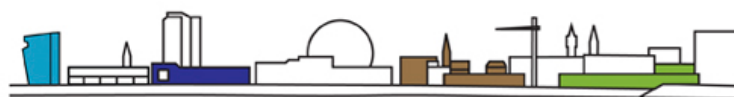
REPRESENTATION NUMBER: 128 Pre MIR Reference: B0932	NAME of SITE: Backhill, Westhill
Proposer: Stewart Milne Homes	
Nature of the proposal: Mix of uses including: residential and commercial	
Checklist Score: 51	Constraints: Green belt and pipeline
Recommendation: Undesirable	
Justification: <p style="color: red;">The presence of a major gas pipeline significantly constrains the proposal that has been submitted. The majority of the site is located within the middle consultation zone, and the western boundary sits alongside the inner consultation zone. Any more than 30 dwellings on this site would be advised against by HSE. There are fewer constraints in terms of type of employment land that can be developed within the middle consultation zone of the pipeline.</p> <p style="color: red;">The Brodiach Burn is located to the west of the site. The landscape surrounding Westhill is rolling agricultural and development in this location would be highly visible. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting. Development would also have a significant impact on services in Westhill. Allocating this site for development is mainly going to impact on Westhill, which is within Aberdeenshire. For this site to be allocated there would need to be collaborative working between Aberdeen City and Aberdeenshire Councils.</p> <p style="color: red;">On its own this site does not relate well to the settlement of Westhill. Development of this scale (although technically in Aberdeen) would have to be considered as an expansion of Westhill, which has not been identified in the Strategic</p>	



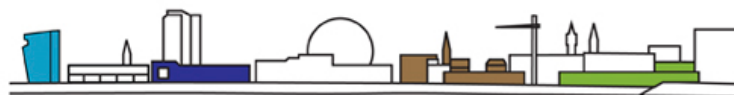
Development Plan as a Strategic Growth Area. Therefore, development in Westhill should be restricted to that which supports local services.

The overall vision and spatial strategy of the Aberdeen Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

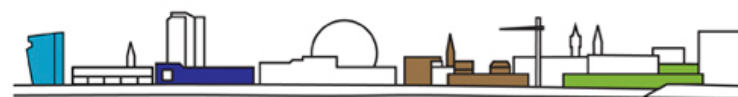
Criteria	Score	Justification
Exposure	1	No shelter to protect the site from cold northerly winds.
Aspect	2	The eastern part of the site is north west facing and the western section is relatively flat.
Slope	3	The site slopes up towards the south east towards Backhill. The slope is not more than 1 in 12 for most of the site.
Flood Risk	3	There is no known flood risk.
Drainage	3	There does not appear to be any drainage issues.
Built / Cultural Elements	3	There are no listed buildings or records of archaeology. There is a standing structure recorded to the south of the site and there is not considered to be any significant impact as a result of development.



Natural Conservation	3	There are recordings of bats in close proximity to this site and Northern Lapwing and Skylark (both designated species) have been sighted to the north of the site. The woodland to the east of the site is designated as Ancient woodland and provides a valuable habitat. The majority of the proposed site is arable land that does not provide a valuable habitat and, overall, development could improve the biodiversity value in this area.
Landscape Features	3	Minimal features on the site but potential to lose drystone dykes.
Landscape Fit	1	Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting.
Relationship to existing settlement	2	The proposal would be adjacent to the Arnhall developments, but on its own would not be well connected to the existing settlement of Westhill.
Land Use Mix / Balance / Service Thresholds	3	There is a large amount of employment land in this area and residential development would improve the mix.
Accessibility	2	There is a bus route with a regular stop close to this site within 800m of the site.
Proximity to facilities - shopping / health / recreation	3	There are facilities in close proximity. Health centre is located next to Tesco, approximately 600m from the centre of the proposed site
Direct footpath / cycle connection to	2	There are no existing footpath connections to this site, these would need to be provided. With links through to the Tesco site there would be a limited range of

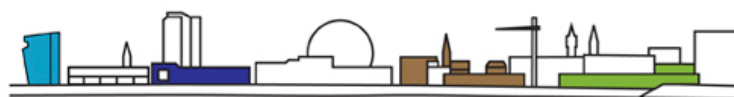


community and recreation facilities and resources		footpath /cycle path connections to community, recreation and other employment facilities.
Proximity of employment opportunities	3	There is a wide range of employment opportunities in Westhill located in close proximity.
Contamination	3	No known contamination on site.
Land Use Conflict	3	No expected conflict.
Physical Infrastructural Capacity	3	Applicant has indicated that capacity is available.
Service Infrastructure Capacity	3	The site is located in the school zone for Westhill Primary and Westhill Academy. Aberdeenshire's 2013 based School Roll Forecasts indicate capacity at both.
Other Constraints	2	The presence of the pipeline and the consultation zone will impact on how much housing could be accommodated on this site.



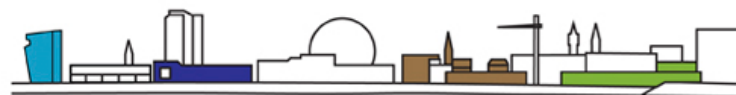
Area 6 - Loirston/Cove

Respondent No.	Site Name
64	34-40 Abbotswell Road (Pre MIR Ref: B1308)
93	Land at Blackhills of Cairnrobin (Pre MIR Ref: B1302)
143	Land at Heathvale
157	Land at Rigifa Farm (Pre MIR Ref: B1304)

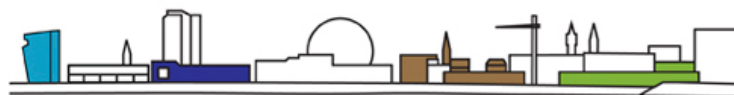


Representation 64 – Abbotswell Road

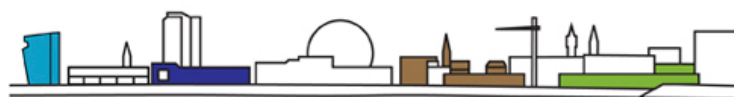
REPRESENTATION NUMBER: 64 Pre MIR Reference: B1308	NAME of SITE: Abbotswell Road
Proposer: Halliday Fraser Munro on behalf of clients	
Nature of the proposal: Remove Business and Industrial zoning and proposed as an opportunity site for residential.	
Checklist Score: 51	Constraints: Land Use Conflict; Residential Amenity; Landscape Impact
Recommendation: Undesirable	
Justification: The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development. There is potential for conflict between new residential development and existing business and industrial uses which are present on the site. Some of the existing businesses generate noise and outdoor vehicle movements. The narrow site means that there is insufficient space for a buffer between the proposed residential area and existing business. This means that it will be difficult to maintain an acceptable external amenity for residents. This could lead to complaints which could in turn, prejudice the operation of the existing businesses. In addition the narrow site means it will be difficult to develop high rise development with a sufficient buffer between it and the significant tree belt to the west.	



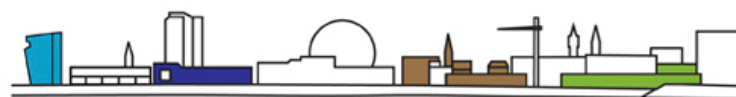
Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds due to tree belt on northern boundary.
Aspect	3	Relatively flat site.
Slope	3	Relatively flat site.
Flood Risk	2	Site is not identified as being at known risk of flooding according to SEPA Flood Risk Maps. However, it is close to the area currently identified as being flood risk and may be vulnerable to the effects of future changes in climate. There is also a semi-natural burn running along the eastern edge of the site, which is culverted beneath Abbotswell Road.
Drainage	3	No waterlogging present on site; currently in use as an industrial warehouse/yard.
Built / Cultural Elements	2	An 18 th Century Cottage once stood near the site but is no longer visible; this indicates the site may be of archaeological interest but this is not deemed to be a significant constraint. The site is directly opposite the designated Gardens and Designed Landscape Duthie Park, and development that broke the treeline on the south side of the river may have a negative visual impact upon its setting.
Natural Conservation	2	The site is bordered by both the River Dee Corridor LNCS to the north and west and the River Dee SAC to the north. Redevelopment of this site has the potential to negatively impact upon the conservation objectives and qualifying features of these designations. However, it should be noted that there is already industrial operations on this site; residential development may be an improvement. Site is also identified as an area of potential bat habitat (woodland near water) and records of Pipistrelle bats have been noted for the woodland directly opposite the site on the north bank of the Dee. The



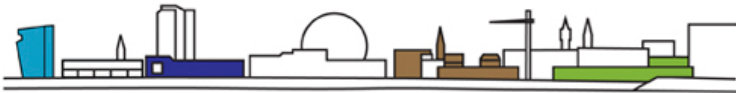
		locally important species identified for this site (with 100m buffer) from NESBReC records is Goat's Beard.
Landscape Features	2	The site is lined with a dense tree belt to the north and west, beyond which lies the River Dee and Abbotswell Road meadows. These areas are identified as Prime Landscape (valley). There are no significant landscape features on the site itself, which is already in industrial use. However, the introduction of a residential use close to the tree belt to the west could impact on its integrity – the narrow site means it will be difficult to develop high rise development with a sufficient buffer between it and the trees.
Landscape Fit	2	The site is already developed with low rise light industrial and storage and distribution uses. Residential development would not intrude significantly into the landscape here, depending on the design and height of the buildings which should be broadly in keeping with the surrounding development. If however, the buildings were higher-rise and broke the tree line, the intrusion into the landscape would be significantly greater and the buildings would be visible from the north side of the river.
Relationship to existing settlement	2	Would be well related to the immediate existing settlement including the historic cottages adjacent to the site and the care home. However it would be relatively isolated from larger areas of residential development, the closest being approximately 350m away at Kincorth.
Land Use Mix / Balance / Service Thresholds	3	Re-zoning the whole area as mixed use and promoting this site for residential would contribute to an improved mix of land uses in this area. It is also possible that it would afford more protection to the amenity of existing residential uses by allowing this to be formally considered in future planning applications.
Accessibility	3	There are a number of bus stops within 800m of the site.



Proximity to facilities - shopping / health / recreation	3	Local shopping facilities available within 800m of the site at Balnagask Road and Wellington Road. Kincorth Medical Centre within 800m. The site is adjacent to a large area of recreational open space at the Abbotswell Road meadows.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are direct footpath connections to employment and facilities at both Tullos and Kincorth. There is a core path circuiting the Abbotswell Road meadows and leading to Kincorth and Duthie Park. There are no dedicated cycle lanes accessing the site.
Proximity of employment opportunities	3	Significant employment opportunities within 1.6km of the site at East and West Tullos industrial estate and Altens.
Contamination	2	Part of the site is identified as being contaminated. It is not clear how significant this constraint is but it is likely that it will be capable of remediation.
Land Use Conflict	1	Potential for conflict between new residential and existing business and industrial uses present on the site. Some of the existing businesses generate noise and outdoor vehicle movements. The narrow site means that there is insufficient space for a buffer between the proposed residential area and existing business. This means that it will be difficult to maintain an acceptable external amenity for residents. This could lead to complaints which could in turn, prejudice the operation of the existing businesses.
Physical Infrastructural Capacity	3	Not known at present but given the nature of surrounding uses, it is assumed that utilities are present.



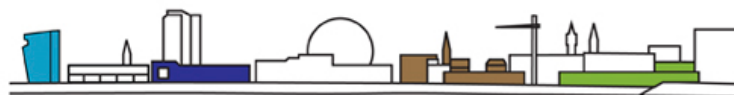
Service Infrastructure Capacity	3	Secondary school: Kincorth Academy (no capacity issues identified) Primary school: Kirkhill Primary (no capacity issues identified).
Other Constraints	3	No other known constraints.



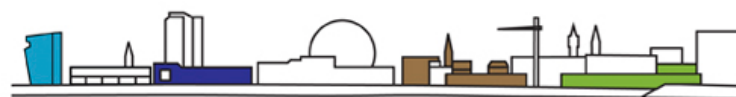
Representation 93 – Blackhills of Cairnrobin

REPRESENTATION NUMBER: 93 Pre MIR Reference: B1302	NAME of SITE: Blackhills of Cairnrobin, Cove Bay
Proposer: Hermiston Securities	
Nature of the proposal: Extension to existing Business and Industrial Land at OP53 (Aberdeen Gateway).	
Checklist Score: 44	Constraints: Quarry Blasting
Recommendation: Undesirable	
Justification: Part of the proposed site was originally included as OP79 in the current LDP. The Reporter concluded that, because the site lay within the buffer zone (whether 250m or 400m) of the extended OP71 Blackhills Quarry where blasting would take place, “its development for employment uses would be inappropriate and premature, pending the working out of the quarry”. The extended OP71 boundary was adopted, and therefore the issues with land use conflict between the quarry and the proposed business use remain. In addition, The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.	

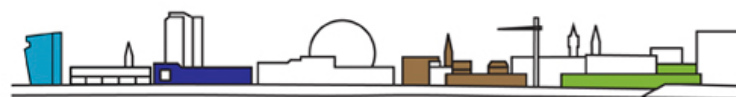
Criteria	Score	Justification
Exposure	2	The site is an open field with only limited protection from northerly winds.
Aspect	3	This is a flat site and does not face any general direction.
Slope	3	Flat site.
Flood Risk	3	No known risk of flooding according to SEPA Flood maps, and no recorded incidents of flooding on the site. There are no watercourses on site. Although this does not imply a total absence of flooding it does not appear to be a constraint.
Drainage	2	The site is currently arable farmland and from site visits it is presumed that it is well drained. The developer also states that the site is well drained. However our site visit on 28 June 2013 revealed a significant area of standing water near the middle of the site, the appearance of which suggested that it is a long-term problem.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings. Rigifa Farm Boundary Stone lies on or close to the far north west corner of the site.
Natural Conservation	2	<p>The proposer indicates that there will be some potential loss or disturbance mainly due to potential loss of species natural to farmland. A variety of designated birds have been recorded within the 100m buffer zone, some with European and UK protection.</p> <p>Designated species recorded by NESBReC for this site and 100m buffer include Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin, Black-tailed Godwit, European Golden Plover, Common Snipe, Whooper Swan, Temminck's Stint.</p>



Landscape Features	3	No loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls present.
Landscape Fit	2	Development would intrude slightly into the surrounding landscape. Although the site is quite open and exposed it is felt that development will only slightly intrude in to the surrounding landscape due to the amount of quarrying in the area and development of other industrial and business uses to the north west of the site.
Relationship to existing settlement	2	The development would be partially related to existing developments/settlements. Cove is less than ½ kilometre to the north, and allocations for other industrial/business uses are also adjacent to OP53 Aberdeen Gateway Business Park. Other development proposals in the area would also be partially related to the development.
Land Use Mix / Balance / Service Thresholds	2	If this option was to be developed it would contribute a little towards a better mix and balance of land uses, although it would not contribute to any further mix than the existing OP53 allocation. Housing and services exist in Cove and therefore the development of business and industrial land would provide better land use mix and balance. Development may also provide some basis for attracting new services and facilities as there will potentially be a better critical mass and more people in the area that would use and need new services and facilities.
Accessibility	1	Access to public transport is approximately 600 metres away (frequency of 6 buses an hour) and roughly 12 mins walk.
Proximity to facilities - shopping / health / recreation	1	The accession model shows that this site would only have access from 7387 homes with the urban and rural parts of Aberdeen within a 30 minute public transport journey time (Monday 7am to 9am). This is set to increase significantly with the development of residential/mixed use communities nearby at Charleston (OP60) and Loirston (OP59). The nearest local shopping facilities are over 800m away at Cove (~1990m)

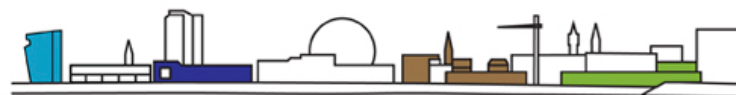


Direct footpath / cycle connection to community and recreation facilities and resources	2	There is a limited range of available footpath/cyclepath connections to community, recreation and employment facilities. There are some connections to the north of the site with a national cycle route and path connecting the site to Cove Road. No core paths are proposed in this area.
Proximity of employment opportunities	3	The area adjacent to the west of the site is allocated as employment land; OP53 Aberdeen Gateway Business Park. This site is proposed to an extension to this business park and would therefore provide further employment opportunity.
Contamination	3	No contamination or waste tipping present.
Land Use Conflict	2	There would be some conflict with adjoining uses where the access road from Cove Road is a busy road used by heavy industrial traffic to enter and exit the several quarries in the area. Therefore improvements would need to be made to this road before development could commence.
Physical Infrastructural Capacity	1	It has been noted by the proposer that the site has no connections to the following utilities: electricity, gas, water and sewerage. However these will need to be in place for the development of Aberdeen Gateway Business Park and it is likely that this site will be able to be connected.
Service Infrastructure Capacity	3	The proposal is for business and industrial land and therefore there would be no need for primary/secondary school capacity. Other services are available in Cove.
Other Constraints	1	Quarry Blasting at Blackhills Quarry (OP55) which shares its western border with this site.

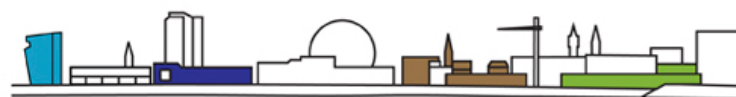


Representation 143– Heathvale, Cove

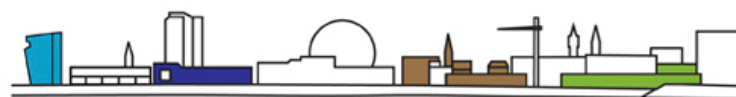
REPRESENTATION NUMBER: 143	NAME of SITE: Heathvale, Cove
Proposer: Knight Frank on behalf of Mr and Mrs Nicol	
Nature of the proposal: Residential	
Checklist Score:	Constraints: Green Belt and Green Space Network
Recommendation: Undesirable	
<p>Justification:</p> <p>This site has been submitted for assessment only at Proposed Plan stage (i.e. not previously considered at either Pre-MIR or MIR stage). It is approximately 5.7 hectares and it is proposed to remove the green belt and green space network designation and re-designate it as residential. There are no housing numbers being proposed. This development option would be undesirable for development as it would not relate well to existing development, has poor links to local facilities and would be highly visible from the A956.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for residential development.</p>	



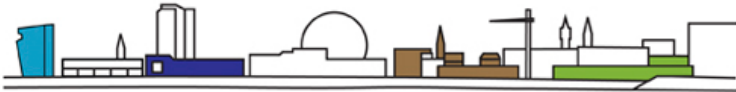
Criteria	Score	Justification
Exposure	2	The site is situated in predominantly open fields with some shelter from trees along the northern edge but it is still fairly exposed.
Aspect	3	The site is mostly south east facing.
Slope	2	The site is situated within a shallow undulating bowl that has steep ridges along the north, east and south edges.
Flood Risk		There is no known flood risk.
Drainage	3	The site appears to be freely draining.
Built / Cultural Elements	3	There would be no expected loss or disturbance to built or cultural elements. The Sites & Monuments Record identifies Heathvale gravel pit to the north west of the site.
Natural Conservation	2	The site is adjacent to Loirston Loch LCNS which is one of the largest bodies of water in the district. It consists of open water, reed beds, marshy grassland and is important for overwintering wildfowl. TPO area 85 (Lochside Caravan Park) is situated to the north of the site. Rhododendron has been identified on the site and Japanese Knotweed is within a 100m buffer. Daubenton's Bat, Pipistrelles, European Otter, Snipe and Spiked Water-Milfoil (NELBAP) have all been recorded within 100m of the site.
Landscape Features	2	Potential loss of trees and stone walls.
Landscape Fit	2	Development would be highly visible from the A956.
Relationship to existing settlement	1	The settlement of Cove is to the east but there is little relationship due to the housing development backing on to the site.



Land Use Mix / Balance / Service Thresholds	1	Currently there is residential to the north and east with a proposed employment use within OP60 to the south. Therefore residential on this site will not provide a mix of use to the area.
Accessibility	2	There is a bus stop located on Wellington Road within close proximity to the site (approximately less than 120m).
Proximity to facilities - shopping / health / recreation	1	There is a limited range of available facilities within 800m of the site. It is noted that facilities will be provided in the future within OP59 Loirston and OP60 Charleston, which is within close proximity to this site, but the A956 will act as a barrier between the site and OP59 Loirston.
Direct footpath / cycle connection to community and recreation facilities and resources	1	There is a limited range of available footpath/cycle path connections to community, recreation and employment facilities. Core Path 80 (South Loirston) is over 300m away. There are poor links to Cove.
Proximity of employment opportunities	2	There is a range of employment opportunities in this area, centralised at Altens.
Contamination	2	No contamination constraints.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	2	Unknown.

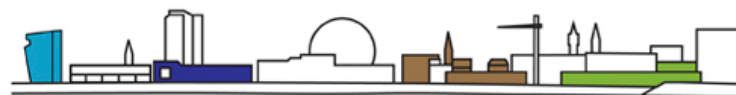


Service Infrastructure Capacity	2	The site is within the Kincorth Academy catchment which has no capacity issues. It is also within Charleston Primary School which is forecast to reach capacity in 2017.
Other Constraints	3	No other constraints

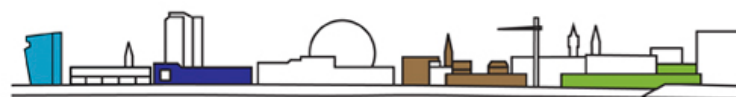


Representation 157 – Rigifa

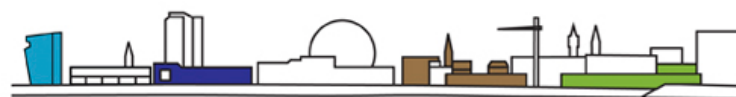
REPRESENTATION NUMBER: 157 Pre MIR Reference: B1304	NAME of SITE: Rigifa, Cove
Proposer: Persimmon Homes East Scotland	
Nature of the proposal: Residential	
Checklist Score: 45	Constraints: Quarry blasting
Recommendation: Undesirable	
Justification: <p>The current site was submitted during the preparation of the 2012 Local Development Plan (Option 13/07). It was assessed as being undesirable by the planning authority due to the proximity of Blackhills Quarry, with much of the site lying within the 250m exclusion zone. During the Examination into the 2012 LDP, the Reporter concluded that although the site had the potential to accommodate either residential or business uses in the longer term, no part of the Rigifa site should be allocated for either residential or employment due to the proximity of the quarrying operations. The constraint of Blackhills Quarry is still relevant to this site, as almost the entire site is within the minimum 250m exclusion zone and the quarry is still in operation. There is concern that having an area of open space adjacent to the quarry will encourage people to be in closer proximity to the blasting than at present.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate. Adequate housing and employment has been provided to meet the allowances set in the Strategic Development Plan. The Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>	



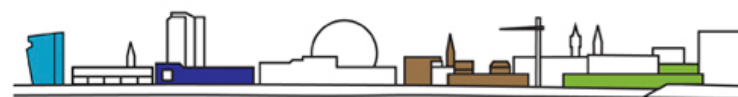
Criteria	Score	Justification
Exposure	2	Some shelter from surrounding houses to the north. A tree belt oriented North- South exists through the middle of the southern section of the site. Otherwise the site sits on a high point, in a relatively exposed position.
Aspect	2	Slight north facing slope, but generally relatively flat.
Slope	3	Relatively flat site with slight gradient (approx 1:37 slope)
Flood Risk	3	Site is not at known risk of flooding from SEPA flood map, and there are no flooding incidents recorded on the site. Although this does not imply a total absence of flood risk, it would not appear to be a significant constraint.
Drainage	3	The site appeared to be well drained on the site visit.
Built / Cultural Elements	2	Rigifa Farm and Rigifa Farm Boundary Stone both identified through Canmore records. Consumption Dyke (Standing Structure) and Cove oil works Dam (Standing Structure) on the north east boundary of the site.
Natural Conservation	3	Priority habitat in the wooded area to the west side of Rigifa Farm buildings. Area is identified as an area of potential bat habitat (woodlands); a bat survey may be needed. Designated species identified for this site (with 100m buffer) from NESBReC records are Song Thrush and Skylark. The site sits next to the Balnagask to Cove LCNS which has mixed habitats, on a rich substrate supporting herb rich grasslands, wet flushes, coastal heathland, rocky cliffs and rock pools. Interesting insect fauna and nesting sea birds. Geologically interesting.



Landscape Features	3	The site is categorized as open farmland. Stone dykes are present separating field boundaries and the historic Rigifa Farm buildings are situated to the south of the site.
Landscape Fit	1	The proposed development of residential on the western part of the site would be adjacent to the Aberdeen Gateway Business Park, to the south. However, the masterplan for Aberdeen gateway indicates 'landscaped zone' along its northern boundary.
Relationship to existing settlement	1	Situated across the road from existing residential development. Will be separated from Aberdeen Gateway development by 'landscaped zone' along OP53's northern border.
Land Use Mix / Balance / Service Thresholds	2	Residential use would sit alongside both business and existing residential area. Therefore, this site would not contribute significantly to an enhanced mix.
Accessibility	2	The closest bus stop is approximately 250m from the site, at Cove Road.
Proximity to facilities - shopping / health / recreation	1	Most other services are beyond 800m from the site. Cove neighborhood centre- 1642m distance. Kincorth Medical Practice – 4818m Kincorth Academy – 4981m Charleston Primary School – 561m
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are a number of cycle route and paths within 800m of the site, including a cycle route that runs along Cove Road.
Proximity of employment	3	There are new office developments being build at present very close to the site at Aberdeen Gateway.



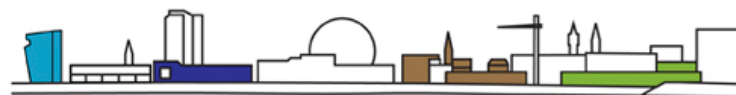
opportunities		
Contamination	2	This site is in very close proximity to Leiths Quarry/ Blackhills Quarry. Part of the quarry has been infilled (or 'restored'). There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175.
Land Use Conflict	1	The Blackhills Quarry is next to the site. Blasting occurs at the quarry. There is a 250 meter exclusion zone in place, yet the quarry would feel more comfortable with a 400 meters exclusion zone as indicated by the HSE in 2003. The majority of the site falls within 250m, and the entire site falls within 400m.
Physical Infrastructural Capacity	3	All services available.
Service Infrastructure Capacity	3	Site proposed for employment and local retail; this will not affect school capacity.
Other Constraints	2	Designated as Green Space Network.



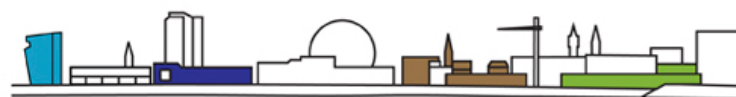
The Sustainability Checklist - Explanation of the Assessment Criteria

The following table provides information on how the Development Options were assessed against Sustainability Checklist Criteria. Further information on this process can be provided by contacting the Team on 01224 523317 or LDP@aberdeencity.gov.uk.

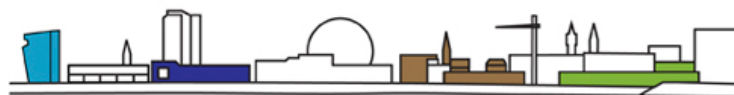
SITE NUMBER:		NAME of SITE:	
Proposer:			
Nature of the proposal:			
Checklist Score:		Constraints:	
Recommendation: Either – Desirable, Promising, Undesirable			
Justification:			



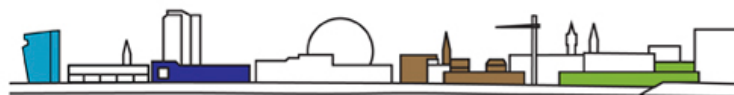
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Exposure</p> <p>Does the site have little, some or good shelter from northerly winds through topography, vegetation - and/or presence of frost pockets likely to occur? Can exposure impacts be mitigated without other harmful effects?</p> <p>The higher parts or brows of hills, and flat sites with little vegetation are likely to be exposed to winds. The sides and bottoms of some valleys, gullies, and other depressions can be liable to colder air and frosts.</p>	<p>GIS Raster Aerial Photos</p> <p>Land Capability for Agriculture Map (1984)</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Little shelter from northerly winds through topography, vegetation and/or presence of frost pockets likely to occur.</p>	<p>Some shelter from northerly winds through topography, vegetation and/or possible frost pockets likely to occur.</p>	<p>Good shelter from northerly winds through topography, vegetation and frost pockets unlikely to occur.</p>
<p>Aspect</p> <p>Is the site north facing, east or west facing or south-west, south, south-east facing. Can aspect impacts be mitigated without other harmful effects?</p>	<p>GIS Contour Mapping</p> <p>Assessment provided by landowner / developer to support a</p>	<p>North facing</p>	<p>East or west facing</p>	<p>South-west, south, south-east facing or flat site</p>



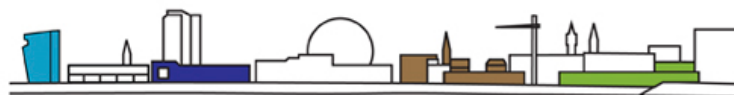
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>This should be a fairly simple exercise. In cases where there may be a range of undulations across an area it is probably the overall sloping trend which is the important criterion gained by comparing the differences between the highest and lowest points at the opposite edges of a site.</p>	<p>site.</p> <p>Site Visits</p>			
<p>Slope</p> <p>Do any parts of the site have steeper slopes or undulations and if so, can they be mitigated?</p> <p>Slopes are considered steep if the gradient is steeper than 1 in 12 (i.e a slope of 1:2 would be considered very steep). This is more of a 'rule of thumb' established through road engineering practice where mobility, or the</p>	<p>GIS Contour Mapping</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Steeper Slopes or undulations over 50% or more of site</p>	<p>Sloping trend with less than 10% of site with undulations</p>	<p>Flat site</p>



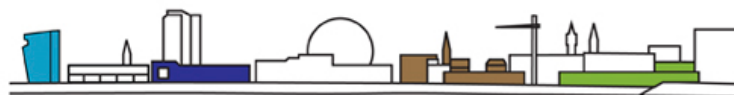
Criteria	Source of Information	Score 1	Score 2	Score 3
presence of water, ice or snow, can become problematic.				
<p>Flood risk</p> <p>Is there considerable, little or no risk of natural or man made flooding on the site? If there is, can flooding be mitigated without other harmful effects? SEPA points out that the types of potential flood risk can range from coastal, fluvial, pluvial, groundwater, drainage, and infrastructure failure flooding, or a combination of these. Attention should be given not just to existing flood risk, but to the potential for flooding arising from ground level changes caused by future development.</p>	<p>GIS SEPA Flood Map GIS Flood Extents GIS Flooding Incidents</p> <p>Historic evidence of flooding</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	Considerable risk of natural or man made flooding.	Little risk of natural or man made flooding.	No known risk of natural or man made flooding.



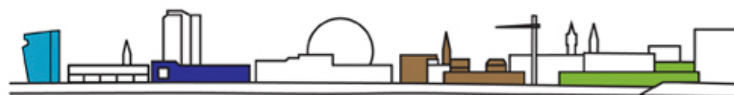
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Drainage</p> <p>How much poorly drained or waterlogged land is there on the site? Can drainage impacts be mitigated without other harmful effects?</p>	<p>GIS Raster Aerial Photos</p> <p>Site Visits</p> <p>Land Capability for Agriculture Map (1984)</p> <p>Assessment provided by landowner / developer to support a site.</p>	Poorly drained / waterlogged	Some small pockets of poor drainage (less than 5% of land area)	Freely drained
<p>Built / Cultural Elements</p> <p>Is there likely to be any significant or potential loss or disturbance of archaeological sites or listed and vernacular buildings. Can heritage impacts be mitigated without other harmful effects?</p> <p>Where there is any doubt about the range of impacts that development may cause</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Conservation Areas • Listed Buildings • Scheduled Ancient Monuments <p>Past Map</p> <p>Site Visits</p> <p>Assessment provided</p>	Likely loss or disturbance of significant archaeological sites, vernacular buildings.	Some loss or disturbance of archaeological sites, vernacular buildings.	No loss or disturbance of archaeological sites, vernacular buildings.



Criteria	Source of Information	Score 1	Score 2	Score 3
then consultation with the nominated experts must be carried out.	by landowner / developer to support a site.			
<p>Natural Conservation</p> <p>Is there likely to be any significant or potential loss or disturbance of wildlife habitat or species. Can natural conservation impacts be mitigated without other harmful effects?</p> <p>This can be assessed at a simple level of assuming what the likely tangible effects on a designated site might be from GIS maps and site visits, or more reliably by consultation with experts as to the more intangible effects on habitat and species.</p>	<p>Nature Conservation Strategy</p> <p>GIS Mapping</p> <ul style="list-style-type: none"> • LNCS's and SSSI's • SAC • Woodlands (SNH) • Priority Habitats • TPO's <p>Site Visits</p> <p>Consultation with Nesbrec</p> <p>Assessment provided by landowner / developer to support a site.</p>	Likely loss or disturbance of significant wildlife habitat or species.	Some loss or disturbance of wildlife habitat or species.	No loss or disturbance of wildlife habitat or species.



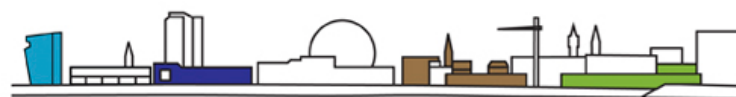
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Landscape Features</p> <p>Will there be some loss or significant loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present. Can these landscape impacts be mitigated without other harmful effects</p> <p>The difference between 'Some Loss' and 'Significant Loss' will depend on individual cases. A significant loss would mean that the overall adverse and necessary effects on trees, walls, or vegetation would mean a loss of character. If only small elements would need to be removed and the presence of features would remain largely the same, then it would be regarded as having 'some potential loss'.</p>	<p>Scottish Natural Heritage Landscape Character Assessment Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p> <ul style="list-style-type: none"> • GIS Raster Aerial Photos 	<p>Likely loss or disturbance of significant number if linear and group features of woods, tree belts, hedges, and stone walls present.</p>	<p>Some potential loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.</p>	<p>No loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.</p>



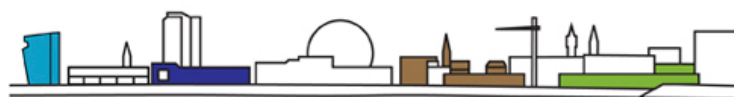
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Landscape Fit</p> <p>Will development intrude significantly or slightly into surrounding landscape or will it be unobtrusive. Can landscape fit impacts be mitigated without other harmful effects?</p> <p>Although this may appear to be a relatively subjective matter, it should be possible to use objective assessment based on experience and knowledge. Consultation with Scottish Natural Heritage is advisable. Assessment may be aided through other professional assessment prepared by a landowner / developer to support a proposal.</p>	<p>Landscape Character Assessment</p> <p>Landscape Strategy Part 1 Assessment provided by landowner / developer to support a site.</p>	<p>Development will intrude significantly into surrounding landscape.</p>	<p>Development will intrude slightly into surrounding landscape.</p>	<p>Development will be unobtrusive in the surrounding landscape.</p>
<p>Relationship to existing settlement</p>				



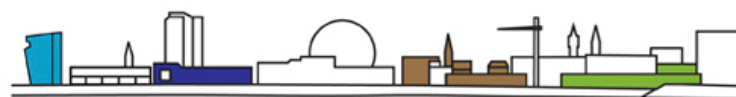
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Will development be well related or partially related to existing or allocated settlement? Or will it be unrelated (for instance a new settlement). Can settlement impacts be mitigated without other harmful effects?</p> <p>Developers should use objective professional assessment based on experience and knowledge. Assessment may be aided through other professional assessment prepared by a landowner / developer to support a proposal.</p>	<p>Visual Assessment</p> <p>GIS Raster Aerial Photos</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development will be unrelated to existing/allocated settlement</p>	<p>Development will only be partially related to existing/allocated settlement</p>	<p>Development will be well related to existing/allocated settlement</p>
<p>Land Use Mix / Balance / Service Thresholds</p> <p>Will development of either housing or employment land contribute to a better mix or balance of land-uses, or provide the impetus for</p>	<p>Local Development Plan 2012</p> <p>Assessment provided by landowner /</p>	<p>Development of either housing or employment land would be unlikely to contribute to a better</p>	<p>Development of housing or employment land would contribute a little towards a better</p>	<p>Development of housing or employment land would contribute significantly towards</p>



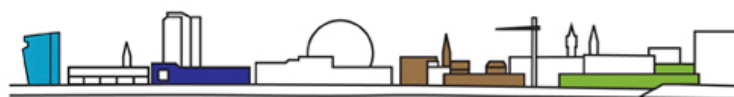
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>attracting facilities? Can land use impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal. Examples include providing housing in a predominantly employment area or vice versa. Could additional development attract new facilities into an area where few currently exist?</p>	<p>developer to support a site.</p>	<p>mix or balance of landuses, or provide the impetus for attracting facilities.</p>	<p>mix or balance of landuses, and/or provide some basis for attracting new services and facilities.</p>	<p>a better mix or balance of landuses, and/or provide the impetus for attracting new services and facilities.</p>
<p>Accessibility</p> <p>How close is the site to the rail or bus network? Ideally, the closer the better with sites within 400m being the most favourable. Can accessibility impacts be mitigated without other harmful effects? Where sites are sufficiently large that only a small proportion of it would be</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Bus Facilities • Bus Stops <p>Accession Model</p> <p>Site Visits</p> <p>Assessment provided by landowner /</p>	<p>Direct access to rail or bus network significantly over 800 metres away.</p>	<p>Direct access to rail or bus network between 400-800 metres away.</p>	<p>Direct access to rail or bus network within 400 metres.</p>



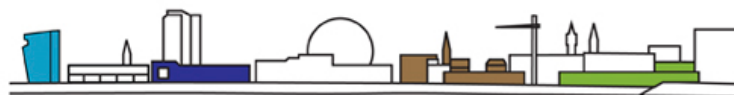
Criteria	Source of Information	Score 1	Score 2	Score 3
within the recognised accessibility standard and the rest increasingly remote, then it might be reasonable to subdivide the site in order to assess its accessibility.	developer to support a site.			
<p>Proximity to facilities - shopping / health / recreation</p> <p>How many existing community facilities are available within 800 metres of the site – a good range, limited range or none? Can accessibility impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal.</p>	<p>Local Development Plan 2012</p> <p>Assessment provided by landowner / developer to support a site</p>	There are no available facilities within 800 metres of the site.	This is a limited range of available facilities within 800metres of the site.	There is a significant range of available facilities within 800 metres of the site.
Direct footpath / cycle connection to community				



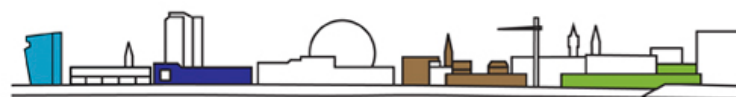
Criteria	Source of Information	Score 1	Score 2	Score 3
<p>and recreation facilities and resources</p> <p>Is there is a significant or limited range of available footpath / cycle path connections to community, recreation and employment facilities? Or are there no such links existing? Can connection impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal.</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Core Paths • Cycle Infrastructure • Cycle Facilities • Paths Record <p>Core Path Plan</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>There are no available footpath / cycle path connections to community, recreation and employment facilities.</p>	<p>There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities.</p>	<p>There is a significant range of available footpath / cycle path connections to community, recreation and employment facilities.</p>
<p>Proximity of employment opportunities</p> <p>Are there significant, limited or no employment opportunities within 1.6 kilometres of the site? Can employment impacts be mitigated without other harmful effects?</p>	<p>Local Development Plan 2012</p> <p>Assessment provided by landowner / developer to support a</p>	<p>There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>There are limited employment opportunities within 1.6 kilometres of the site.</p>	<p>There are significant employment opportunities within 1.6 kilometres of the site.</p>



Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Responses to this topic will depend on site location and the type of proposal. Significant employment areas include the main business and industrial estates at Dyce, Bridge of Don and Altens and the City Centre and Foresterhill. Examples of more limited employment opportunities include James Hutton Institute and smaller employment areas such as Northfield and St Machar.</p>	<p>site.</p>			
<p>Contamination</p> <p>Is there any significant or potential contamination or waste tipping present? Can contamination impacts be mitigated without other harmful effects?</p> <p>This is a matter of fact and degree. Some contamination</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> Contaminated Land <p>Assessment provided by landowner / developer to support a site.</p>	<p>Significant contamination or waste tipping present.</p>	<p>Some contamination or waste tipping present</p>	<p>No contamination, or waste tipping present.</p>



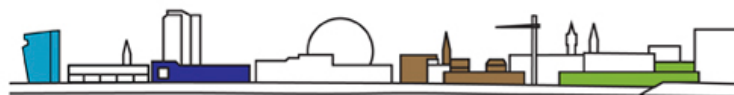
Criteria	Source of Information	Score 1	Score 2	Score 3
may be capable of remediation through development activity.				
<p>Land Use Conflict</p> <p>Is there any significant or potential conflict with adjoining land uses, air quality, or noise expected? Can land use conflict impacts be mitigated without other harmful effects?</p> <p>The juxtaposition of some uses – particularly in the case of housing e.g. where close to industry, or next to some high traffic or noise generating uses, including sports arenas, airport, etc can cause problems. This is only likely to be an issue with some sites and may be capable of remediation.</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Airport Contours • Airport Public Safety Zone • WPR - Route <p>Local Development Plan 2012 Proposals Map</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	Significant conflict with adjoining land uses expected.	Some conflict with adjoining land uses expected.	No expected conflict with adjoining land uses.

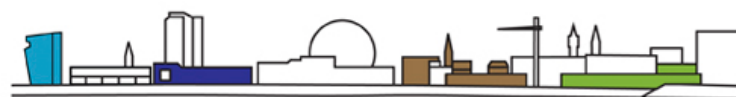


Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Physical Infrastructural Capacity</p> <p>Are there any significant constraints to physical infrastructural capacity? Can infrastructural impacts be mitigated without other harmful effects?</p> <p>This will depend on the site location and type of development proposed. Infrastructural capacity is a general term for public and quasi-public utilities and facilities such as electricity, gas and water and sewage which are necessary for the proper functioning of an urban area.</p>	<p>Assessment provided by landowner / developer to support a development option</p>	<p>Significant constraint to infrastructural capacity (i.e. no services are available)</p>	<p>Some constraint to infrastructural capacity (i.e. some services are available or not known).</p>	<p>No constraint to infrastructural capacity (i.e. all services are available)</p>
<p>Service Infrastructure Capacity</p> <p>Are there any significant constraints to service</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Primary and 	<p>Significant constraint to service</p>	<p>Some constraint to service infrastructural</p>	<p>No constraint to service</p>



Criteria	Source of Information	Score 1	Score 2	Score 3
<p>infrastructural capacity? Can infrastructural impacts be mitigated without other harmful effects?</p> <p>Service infrastructure includes emergency services, health, education (such as school capacity), and other facilities</p>	<p>Secondary School Catchments</p> <p>School Roll Forecasts</p> <p>Assessment provided by landowner / developer to support a development option.</p>	<p>infrastructural capacity (e.g. no school capacity available)</p>	<p>capacity (e.g. limited school capacity available that may require delays or phasing of development).</p>	<p>infrastructural capacity (i.e. both primary and secondary school capacity available)</p>
<p>Other Constraints</p> <p>This is a cover-all topic for elements that may be completely unknown at present but might arise as and when individual sites come forward.</p> <p>Issues that may arise include some of those highlighted in the Constraints sheet such as pipelines. Development affecting prime agriculture land, recreation areas, parks and open space could also be scored.</p>	<p>Consultation</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p> <p>Land Capability for Agriculture Map (1984)</p>	<p>Significant factors.</p>	<p>Some factors.</p>	<p>No factors.</p>





aberdeen local development plan