

Development Options Assessment Report

Introduction

The Aberdeen Local Development Plan 2012 provided adequate housing and employment land to meet the allowances for housing and employment land set by the Aberdeen City and Shire Structure Plan 2009. The Proposed Strategic Development Plan, which will replace the Structure Plan once approved, does not require us to allocate extra greenfield housing or employment land in the next Local Development Plan (LDP).

In April – June 2013 a Pre-Main Issues Report consultation period ran in order to help determine what ‘Main Issues’ the next Local Development Plan should address. Given that there is no requirement for us to identify any further greenfield housing or employment land in the next LDP, only brownfield development options sites were invited to be considered as part of this process.

A copy of the Sustainability Checklist used to assess development proposals can be found at the end of this report. A total of 83 development options were submitted during this period, and all valid options have been assessed and are included within this report.

A Strategic Environmental Assessment (SEA) has also been carried out and the outcome of this was used, alongside the Sustainability Checklist, to come to a decision on which sites are suitable for development. The findings of the SEA are included within an Environmental Report, which is published alongside the Main Issues Report. We have also taken account of comments submitted to us during, and subsequent to, consultation events held across the City between April-June 2013.

Assessments of this breadth are, by their nature, subjective, and the assessments on their own do not tell us whether a site is suitable for development or not. The assessments do however provide a wealth of information which allows us to reach a view on each site. The assessments can also help to highlight possible mitigation measures which could be carried out on particular sites in order to make an otherwise unsuitable development acceptable.



It should be noted that the Accession Model data on Medical Facilities, Local Shops, Education Facilities and Employment Centres dates from 2009. There may be instances where new facilities have been added or facilities have been removed

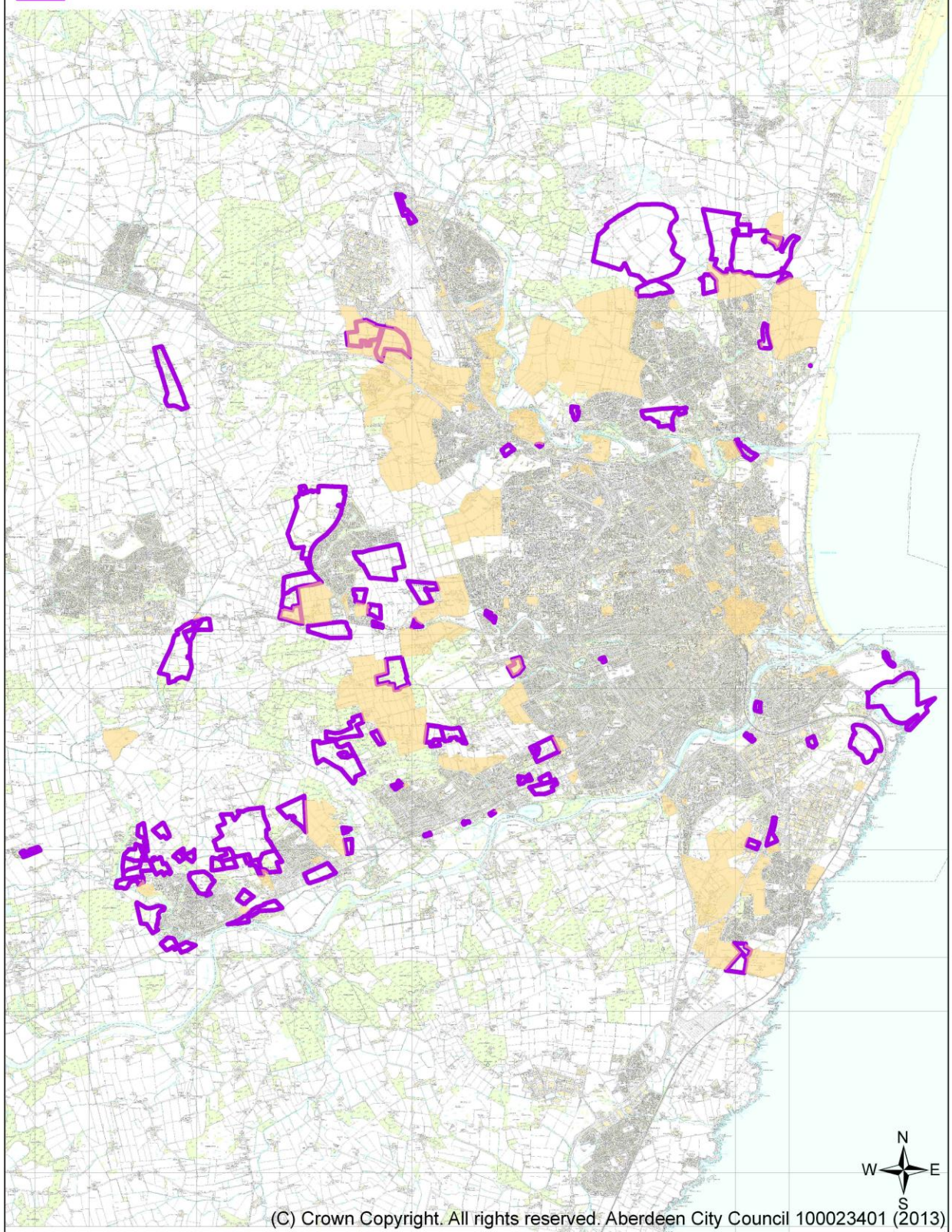
since this time. Where we are aware of updates to the information contained in Accession this has been accounted for through the site assessments.

Following completion of the assessment process, 3.no proposals have emerged as being 'desirable'. A further proposal is considered to 'possible' subject to further consultation with transport providers.

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.

Development Bids and Representations 2013

-  Opportunity Sites allocated in 2012 Local Development Plan
-  Development Bids



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Ward 1 - Dyce/Bucksburn/Danestone

B0101 – Land at Persley Croft, The Parkway

B0102 – Land adjacent to Bucksburn School

B0103 – The Spires North

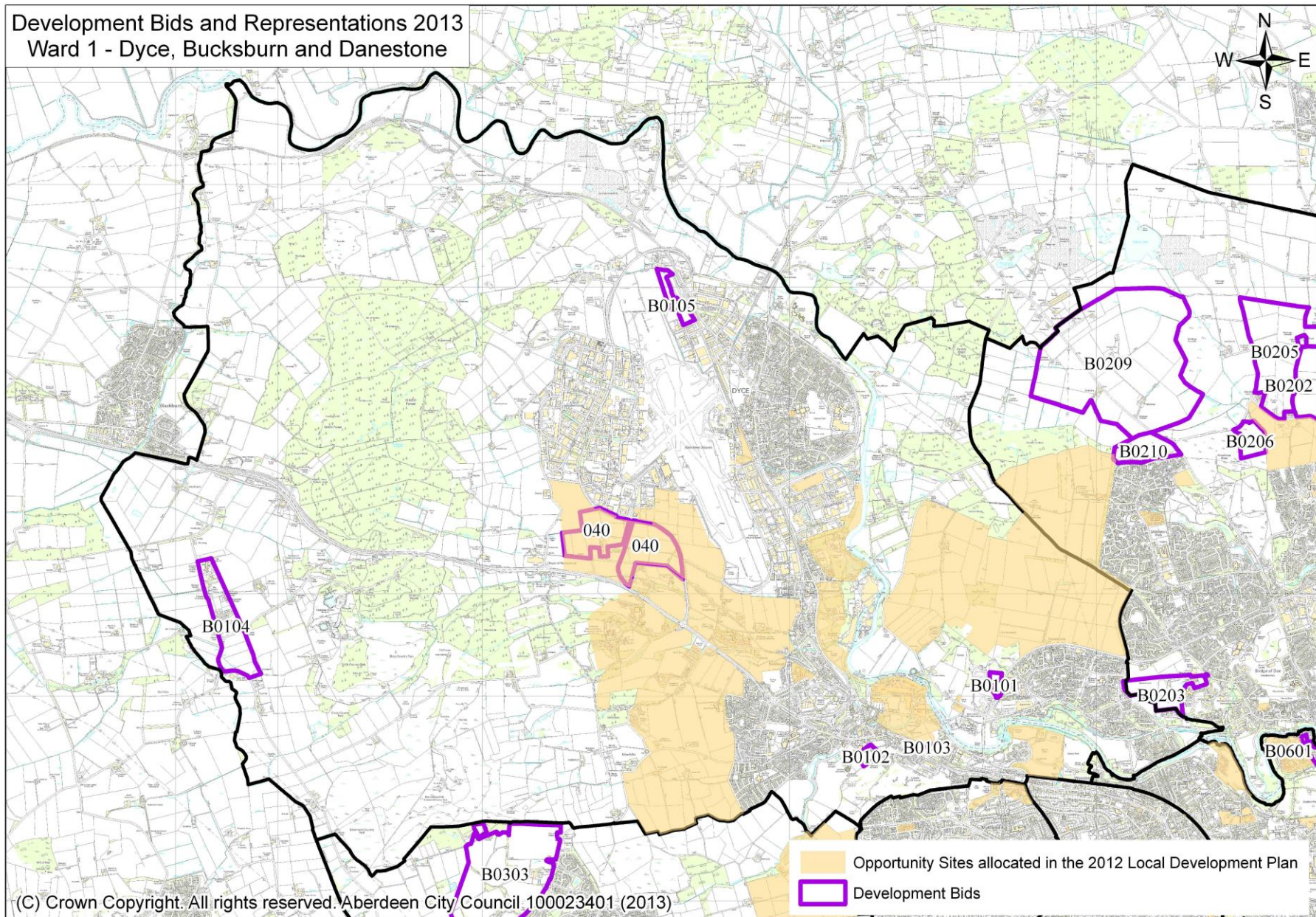
B0104 – Clinterty

B0105 – Raiths Transport Interchange

Additional Representations:

040 - Rezoning of OP32 from Specialist Employment Area to Business and Industrial Land – *Please refer to Main Issues Report Section 1 (Settlement Strategy) for discussion on this Representation.*

Development Bids and Representations 2013
Ward 1 - Dyce, Bucksburn and Danestone



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Development Option B0101 – Land at Persley Croft, The Parkway

SITE NUMBER: 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	
<p>Justification:</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> <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 OP12 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. Designated species recorded by NESBREC for this site: Wych Elm. 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	<p>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.</p>
Land Use Mix / Balance / Service Thresholds	1	<p>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.</p>
Accessibility	2	<p>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.</p>

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	<p>Secondary school: site is within the catchment of Bucksburn Academy (predicted year over capacity 2019).</p> <p>Primary school: within catchment of Bucksburn Primary (predicted year over capacity 2015).</p> <p>Note: school catchments are currently under review.</p>
Other Constraints	3	No additional known constraints.

Development Option B0102 – Land adjacent to Bucksburn School

SITE NUMBER: B0102	NAME of SITE: Land adjacent to Bucksburn School
Proposer: Hay Trustees	
Nature of the proposal: Residential development.	
Checklist Score: 48	Constraints: Site access, Aberdeen Airport contours, Green Space Network
Recommendation: Undesirable	
<p>Justification:</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> <p>The 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.</p>	

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 and 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 to community and recreation facilities and resources	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 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	3	Two former quarries situated adjacent to the east and west boundary of the site.
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 Capacity	2	<p>Site lies within Bankhead Academy and Bucksburn Primary catchment areas. Bankhead Academy has capacity of 790 with forecast availability of between 400 places in 2009 and 340 in 2017. Bucksburn Primary has capacity of 198 places, with forecast availability of between 76 in 2009 and an excess of 20 people in 2017.</p> <p>2013 Update – the site lies within the Bucksburn Academy and Bucksburn Primary catchment areas. Bucksburn Academy has a capacity of 683. 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 2019. Bucksburn Primary School is already over capacity and rolls are forecast to continue to rise to 186% capacity in 2020.</p> <p>Bucksburn and Newhill Primary Schools will be replaced by a new primary called Brimmond Primary in 2015. This will have a capacity of 420 pupils. There are also rezoning issues in this area which will be subject to statutory consultation. Until these issues reach a conclusion, future primary school capacity in the area remains uncertain.</p>

Other Constraints	3	No other known constraints.
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Development Option B0103 – The Spires North

SITE NUMBER: B0103	NAME of SITE: The Spires North
Proposer: Mr Robert Thow	
Nature of the proposal: Residential, current use industrial units.	
Checklist Score: 45	Constraints: Landscape fit, land use conflict
Recommendation: Undesirable	
<p>Justification:</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> <p>In addition, this site is in an extremely prominent, elevated location that is highly visible from the whole surrounding area, and sits imposingly above the residential development that surrounds it. It is also part of an existing industrial estate, which would present significant land-use conflict with the proposed residential use. It is therefore considered that the existing employment zoning is appropriate.</p>	

Criteria	Score	Justification
Exposure	1	Site has very little or no shelter from northerly winds, with the site being in an elevated position with no trees on its northern boundary.
Aspect	3	Relatively flat site. Due to position of the site with tree belt and railway line along its southern boundary, development is likely to be oriented towards the north.
Slope	3	Relatively flat site. The ground falls away sharply to the south (the scarp of a former quarry).
Flood Risk	3	There is no known risk of flooding from river or coastal sources according to the SEPA flood risk maps. There are no recorded flooding incidents 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	No waterlogging or areas of standing water visible on site. The site is currently used as an industrial unit and it may be presumed that the existing drainage of surface water is adequate.
Built / Cultural Elements	3	There are no built or cultural heritage constraints affecting this site, with no loss or disturbance of heritage assets.
Natural Conservation	3	<p>The site is adjacent to the Aberdeen- Inverness and Kittybrewster Railway Line Local Nature Conservation Site. It is unlikely that the redevelopment of this site will result in the loss or disturbance of wildlife habitat or species, or affect the conservation objectives of the LNCS.</p> <p>Designated species recorded by NESBREC for the site (with a 100m buffer) include Common Goldeneye Common Kingfisher, Greater White-fronted Goose, Whooper Swan and House Sparrow. It is possible that some of these species are associated with the River Don corridor and are not to be found on site.</p>

Landscape Features	3	This is a brownfield site currently in industrial use. There will be no loss or disturbance of landscape features.
Landscape Fit	1	It is an extremely prominent site on a raised elevation above all surrounding development. It is clearly visible from the surrounding fields, housing and roads to the south. The current industrial units imposingly 'overlook' the area down the hill to the south, which includes a new flatted housing development on Mugiemoos Road.
Relationship to existing settlement	1	The site is well related to the existing industrial park. However it is poorly related to the new flatted housing development immediately to the south, due to the fact that the land falls away very steeply from the edge of the site (due to the scarp of a former quarry), meaning that it is effectively isolated from its neighboring residential. The land adjacent to the west of the site has been allocated at OP22 Mugiemoos, however it is likely that the issue of elevation would isolate the site from this development also.
Land Use Mix / Balance / Service Thresholds	2	Development of housing in this location would contribute towards a better balance of land uses in the area, which is currently dominated by an industrial estate with a small amount of housing to the south. However in this instance this is not necessarily desirable as the area is identified as a Business and Industrial Area and should be protected for these uses.
Accessibility	2	There are a number of bus stops within 800m of the site. However, to reach the nearest bus stops on the A96 Auchmill Road, there are no direct established paths to reach the nearest bridge crossing the railway (Goodhope Railway Bridge), meaning that these bus stops are effectively a much greater walking distance away. Bus stops on the A90 (Mugiemoos Road) are approximately 750m walking distance away.
Proximity to facilities - shopping / health /	2	There are local shops available within 800m of the site, located in Bucksburn. However there are no direct footpath or cycle connections to these at present, with

recreation		walkers having to walk an extended route to cross the nearest bridge over the railway. The site is relatively isolated from this point of view. There are no medical facilities within 800m, with the nearest being the Gilbert Road Medical Group in Bucksburn, approx 950m distance.
Direct footpath / cycle connection to community and recreation facilities and resources	2	<p>Pedestrian: The site is currently an integrated part of the Mugiemoos industrial estate, with good footpath connections throughout the estate. However there are no direct footpath or cycle connections to local facilities at Bucksburn at present, with walkers having to walk an extended route to cross the nearest bridge over the railway.</p> <p>Cycle: There is a cycle lane running the length of Mugiemoos Road, in close proximity to the site, which connects with employment and facilities at Dyce and the City Centre.</p> <p>It should be noted that the land to the west of the bid site is allocated as OP22 Mugiemoos, which will be developed as a mixed use area including community and recreation facilities.</p>
Proximity of employment opportunities	2	The site is in close proximity to limited business and industrial employment opportunities at the Mugiemoos Industrial Estate. The redevelopment of this site for residential will involve the loss of employment land and a decrease in the size of the industrial estate.
Contamination	3	The site is not identified as being constrained by contamination.
Land Use Conflict	1	The site is currently located within a business and industrial area. Adjacent uses of this type may conflict with residential development through noise, air quality or the movement of heavy goods vehicles. It is also located directly next to the main Aberdeen-Inverness railway line which may also cause disturbance to residential properties. There is very little scope to mitigate these effects by providing a buffer between the site and the railway or industrial area.

Physical Infrastructural Capacity	3	Physical infrastructure capacity not known at present. However it is assumed that connections to services are in place given existing development on and around the site.
Service Infrastructure Capacity	1	Secondary school: site is within the Bucksburn Academy catchment (predicted year over capacity: 2019). Primary School: within catchment of Bucksburn Primary (predicted year over capacity 2015). School catchment areas currently under review; proposals include the closure and replacement of Bucksburn and Newhills Primaries in one school.
Other Constraints	3	No additional known constraints.

Development Option B0104 – Clinterty

SITE NUMBER: 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	
<p>Justification:</p> <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. This area is currently zoned to Kemnay Academy, which is over capacity and already has a number of extensions.

Other Constraints	3	No other known constraints.
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Development Option B0105 – Raiths Transport Interchange

SITE NUMBER: B0105	NAME of SITE: Raiths Transport Interchange
Proposer: Union Square Developments Ltd	
Nature of the proposal: Rezoning of unused part of site for Employment use	
Checklist Score: 48	Constraints: Drainage, transport interchange requirements
Recommendation: Possible (subject to further consultation with transport providers)	
<p>Justification:</p> <p>The impact of developing this site (which is already zoned for transport development) for employment on physical, planning and landscape issues is likely to be limited. There does appear to be a local drainage issue which would require a Drainage Impact Assessment, however, this should not be insurmountable. The main issue here is whether the proposed use would sterilize the future potential or development of the transport interchange. This would need to be established with Network Rail. If the land is not required for this, then an employment zoning is considered appropriate.</p>	

Criteria	Score	Justification
Exposure	2	Although the site sits within the River Don valley, there is little shelter from the north.
Aspect	3	Largely flat site

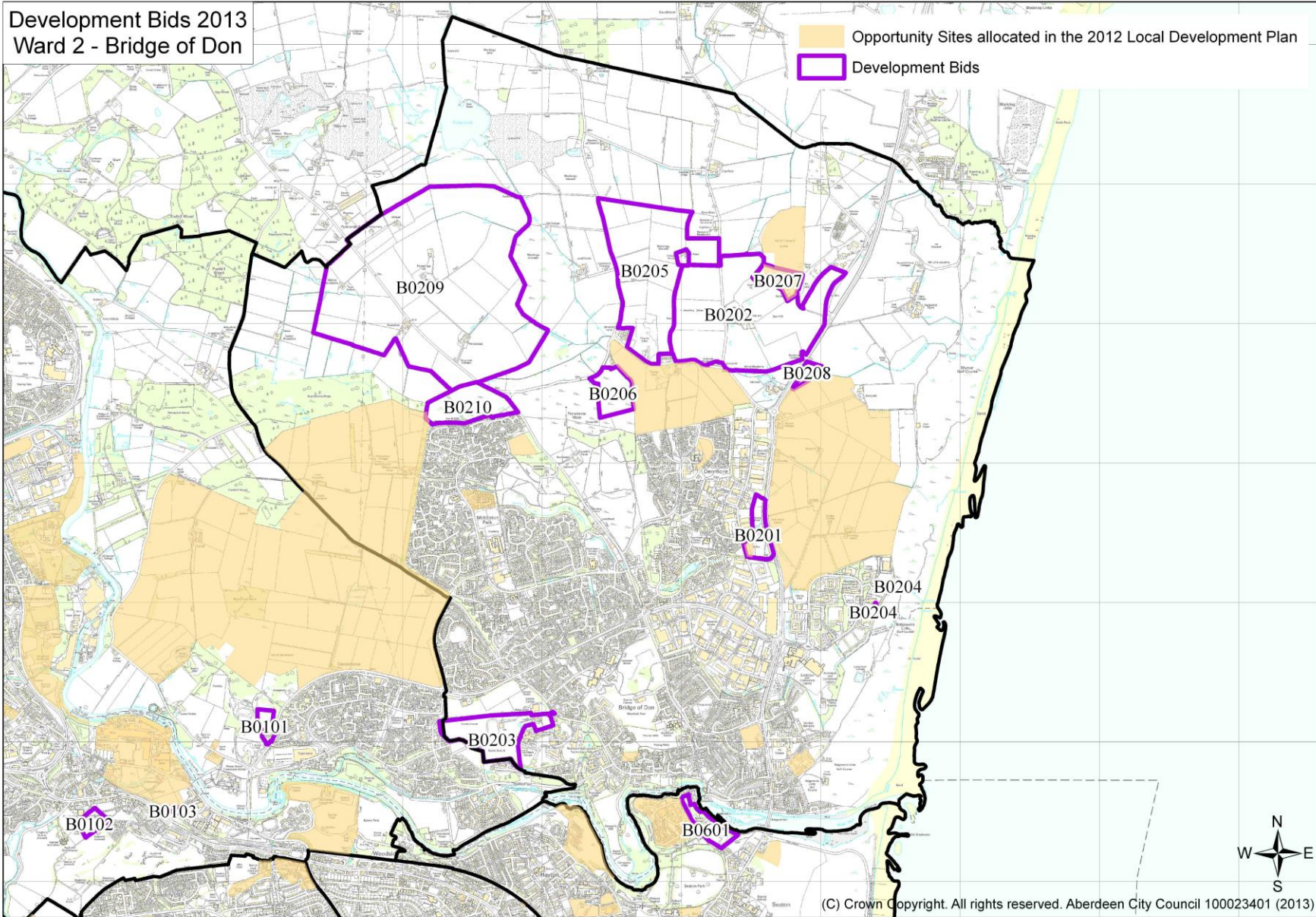
Slope	3	Largely flat site
Flood Risk	2	The site is not at risk according to SEPA's flooding map. However, there are 2 recorded flood incidents at Pitmedden Road (blocked drains) and to the small watercourse on the northern boundary of the site which had been blocked on one occasion.
Drainage	2	The flood incident on Pitmedden Road was due to poor drainage. The drainage system in this area was considered inadequate and required upgrading. It is not known if this was carried out.
Built / Cultural Elements	3	There are remains of farm buildings to the immediate south of the site on the SAM record. This is on land zoned for employment so is not considered a constraint.
Natural Conservation	3	There are no designated sites or habitats in or in close proximity to the site. The closest is the River Don LNCS but this is unlikely to be affected by development here.
Landscape Features	3	The site has been cleared and there are no landscape features on site.
Landscape Fit	3	The site sits in the open and flattish landscape of the 'Dyce plane' around the airport. As a result it is fairly visible, especially from Dyce Drive. However, it is on the edge of an employment area at Pitmedden Road and Raiths Farm, the railway and airport, so in this context, the impact of further employment development is likely to be limited.
Relationship to existing settlement	3	The site could be seen as an extension to Raiths industrial estate to the south.
Land Use Mix / Balance / Service Thresholds	1	The proposal would introduce further employment uses into what is already a predominantly employment area.

Accessibility	3	There are a number of bus routes running close to the site and it is close to Dyce railway station.
Proximity to facilities - shopping / health / recreation	1	The facilities on Victoria Street Neighbourhood Centre and Dyce District Centre are 1.4km and 2km away respectively.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is around 750m away from the Formartine Buchan Way which is both a core path and cycle route
Proximity of employment opportunities	2	This is an employment proposal which is within around 800m from the main residential area at Dyce.
Contamination	3	There are no records of contamination on this site
Land Use Conflict.	2	The site is close to the airport safety zone. This means that tall building are unlikely to be permitted.
Physical Infrastructural Capacity	3	As an employment proposal, this would not have any impact on local schools.
Service Infrastructure Capacity	3	It is likely, given the nearby development, that all utilities are likely to be available.
Other Constraints	1	The main issue here is whether the proposed use would sterilize the future potential or development of the transport interchange. This would need to be established with Network Rail.

Ward 2 - Bridge of Don

- B0201 – Denmore Road, Bridge of Don
- B0202 – Mundurno
- B0203 – Land at Balgownie, Bridge of Don
- B0204 – Aberdeen Science and Energy Park – Wind Turbine
- B0205 – Shielhill Farm
- B0206 – Shielhill Quarry
- B0207 – Mundurno Industrial
- B0208 – Land adjacent to the Old Ellon Road
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- B0210 – Causewayend, Bridge of Don

Development Bids 2013
Ward 2 - Bridge of Don



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Development Options B0201 – Denmore Road, Bridge of Don

SITE NUMBER: B0201	NAME of SITE: Denmore Road, Bridge of Don
Proposer: European Development Holdings Limited c/o Ryden LLP	
Nature of the proposal: Retail with associated parking and new access from A90	
Checklist Score: 51	Constraints: Loss of playing fields, Urban Green Space, lack of local services
Recommendation: Undesirable	
<p>Justification:</p> <p>The site is being promoted for retail development and adjoins the A90 north of Aberdeen at Bridge of Don. An existing industrial/commercial development adjoins the western boundary of the site, with residential development beyond. Although the site does not contain any significant landscape features this development would result in the loss of two high quality and well-maintained playing fields, albeit that these appear to be occupied by private football clubs and not open to the general public.</p> <p>In the Examination into the 2012 LDP, the Reporter concluded that the designation of this site as Urban Green Space in the Plan was justified, and that the allocation of the car park area for a new recycling centre (now OP5) was justified and the plan was adopted with the site allocated for this purpose. The current proposals do not include provision for this and would involve the development of retail on the land currently identified for a recycling centre.</p> <p>Due to a lack of evidence with regard to other possible sites for retail and concerns about the suitability of alternative sports provision, the Reporter concluded that the loss of the remaining open space was not sufficiently justified. The Reporter stated that the shortfall in retail floorspace in north east Aberdeen, the existing housing and employment allocations, the impact on the viability of the football clubs and the difficulties in securing the site against illegal camping and dumping did not alter his conclusions.</p>	

The updated Aberdeen City and Aberdeenshire Retail Study does not identify any quantitative deficiency of convenience retailing other than in some of the larger expansion areas identified around Aberdeen. This, together with the open class one consent which is present to the north of this site, also on Denmore Road, suggests that there is no need for further retail provision on this site.

Criteria	Score	Justification
Exposure	2	Some screening to the north with tree belt to the north and east and existing development to the west / north-west.
Aspect	2	Generally east facing slope but site levels have been partly flattened to form two football pitches.
Slope	3	Generally flat site with a steep slope separating the southern football pitch with the middle section of the site.
Flood Risk	3	No apparent risk of flooding from fluvial or coastal sources according to SEPA Flood Risk maps. However a stream runs west to north east through the middle of the site. A previous flooding incident has been recorded on the site, with the likely cause a blocked watercourse, which may indicate the potential for similar flood incidents in future.
Drainage	3	No visible signs of waterlogging but sections of the site were damp underfoot.
Built / Cultural Elements	2	No known archaeological impact. Site NJ91SW 0157 within south-western section of site - upstanding earthworks / mound of rock – possible quarry.
Natural Conservation	3	Area of Ancient Woodland to the south west of the site, now mostly developed land. The area is identified as an area of potential bat habitats and NESBREC records indicate the presence of Chiroptera bats on site, meaning that a bat survey would be

		required. Other designated species include Wych Elm, Redwing, Green Sandpiper Eurasian Siskin and Eurasian Badger.
Landscape Features	2	Tree belt within eastern boundary to Ellon Road and line of trees along small stream through centre of site. Site identified as part of an Urban Green space Network.
Landscape Fit	2	Clear views into the southern section of the site from the south western edge at Denmore Road and intermittent views into the site from Ellon Road.
Relationship to existing settlement	3	Largely urban/industrial context. Site relates strongly to industrial premises to the west and dual carriageway to the east as opposed to the farmland opposite the dual carriageway.
Land Use Mix / Balance / Service Thresholds	2	Development would provide various a range of retail facilities in an existing commercial area. Loss of recreational ground.
Accessibility	3	Bus routes 1 & 2 (Dubford/Scotstown to Auchinyell/Garthdee) and 14/15 (Kingswells to Footdee / Dubford) run along Denmore Road with bus stops at and adjacent to south west boundary.
Proximity to facilities - shopping / health / recreation	2	Nearest local shops over 800m away at Scotstown approx 1850m distance. The nearest medical facilities are over 800m away at Scotstown Medical Group, approx 1900m distance.
Direct footpath / cycle connection to community and recreation facilities and resources	2	On-road cycleway along Denmore Road and some footpaths to the south west of the site. Possible lack of services in the local area.
Proximity of employment opportunities	3	Various large industrial estates adjoining and near to the site, including Bridge of Don and Denmore Road Industrial Estates, the Aberdeen Science & Energy Park and Aberdeen Exhibition & Conference Centre / Council offices.

Contamination	2	South western section of the site identified as former factory or works.
Land Use Conflict	3	No conflict with existing surrounding uses.
Physical Infrastructural Capacity	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Bridge of Don Academy and Greenbrae Primary catchment areas. Bridge of Don Academy has capacity of 840 with forecast availability of between 164 places in 2009 and up to approximately 270 in 2017. Greenbrae Primary has capacity of 225 places, with forecast availability of between 48 in 2009 up to 113 in 2017. No capacity issues have been identified for these schools.
Other Constraints	3	No other known constraints.

Development Option B0202 – Mundurno

SITE NUMBER: 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	
<p>Justification:</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> <p>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 of contributing to the identity and landscape setting of the city, and of 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.</p> <p>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</p>	

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	<p>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.</p> <p>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.</p> <p>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: Eurasian Badger, Barn Owl, Herring Gull, Common Snipe, Black-headed Gull, Eurasian Curlew, Hedge Accentor, House Sparrow, Common Kestrel, Northern Lapwing, Common Linnet, Reed Bunting, Sky Lark, Common Starling, Common Swift, Song Thrush, Eurasian Tree Sparrow, Yellowhammer.</p>
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 is 1.9km and Scotstown Primary and Bridge of Don Academy are 3.6km 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. Part of the sites has 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 redeveloped, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175 and a detailed risk assessment.</p>
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 2012 Bridge of Don Academy will have spare capacity for 235 pupils, and Scotstown Primary spare capacity for 140 pupils. The proposed development would generate demand for 75 Academy pupils and 225 Primary pupils. An additional Primary School would be required.

		<p>2013 Update – the site is still zoned for Bridge of Don Academy and Scotstown Primary. Forecasts indicate that in the medium term, there is capacity at the Academy, although rolls will steadily increase there due to other housing developments in the catchment. Scotstown Primary is forecast to go over capacity in 2017.</p> <p>The School Estates Review recommends that this area is rezoned to Greenbrae Primary in order to accommodate pupils from the Dubford development to the south (subject to the outcome of statutory procedures). This is likely to use up any spare capacity there so a new primary school would be required with this proposal.</p>
Other Constraints	1	<p>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.</p>

Development Option B0203 – Land at Balgownie, Bridge of Don

SITE NUMBER: 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: 52	Constraints: Removal of pitch facilities, Third Don crossing, urban green space
Recommendation: Undesirable	
<p>Justification:</p> <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 spilt the site into 4 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 proposed Third Don crossing route.</p> <p>The site is well sheltered from exposure, is south facing, is well drained and posses no loss of natural features. The built/cultural heritage features are to the west of the site are not discussed in the proposed plans, the area is zoned for residential accommodation in the Development Option.</p> <p>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 in 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</p>	

the loss of local provision at Bridge of Don. The Reporter agreed that the Spatial Strategy of the LDP was appropriate and 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 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	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	3	No known flood risk from fluvial or coastal sources according to SEPA flood risk map. There are no recorded flood incidents 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	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 include Wych Elm and Common Swift.
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	<p>Secondary School: approximately half of the site is located within the catchment of Bridge of Don Academy and half in Oldmachar Academy (no capacity issues identified for either).</p> <p>Primary School: approximately half of the site is within the catchment area of Braehead Primary and half in Danestone Primary (no capacity issues identified for either).</p>
Other Constraints	1	Zoned as urban green space.

Development Option B0204 – Aberdeen Science and Energy Park – Wind Turbine

SITE NUMBER: B0204	NAME of SITE: Aberdeen Science and Energy Park – Wind Turbine
Proposer: Aberdeen City Council c/o Locogen	
Nature of the proposal: 1no. 3-bladed wind turbine, measuring up to 70ft to tip height.	
Checklist Score: 56	Constraints: Landscape
Recommendation: That the site is not identified as an opportunity for a wind turbine. The proposal would be subject to a new policy which will be prepared alongside the Proposed Local Development Plan. This is however a relatively small scale turbine whose impacts are likely to be limited.	
<p>Justification:</p> <p>Using the guidance contained in the Draft SPP there are no Group 1 (absolute) constraints in Aberdeen and there should be no areas identified where development will not be permitted. However, the limited land within the authority boundary for Aberdeen does not cater particularly well for medium to large wind farm developments. Drawing together all of the constraints identified in Group 2 (Airport, community separation of 2.5km) shows no location where there is the potential to identify areas of search (See Strategic Framework for Wind Farms and Turbines). This does not preclude the development of wind turbines in Aberdeen City, but that any approach for dealing with proposals will have to be different. In summary there are no areas that require protection and there are no areas that can be identified as suitable for wind turbine development. It is recommended that detailed guidance is provided on the considerations that will be used to determine applications for planning permission. This guidance will need to consider all of the factors within Group 2 of SPP and any other local factors. It will also need to provide advice on how the cumulative impact of wind turbines will be determined as on their individual merits small to medium turbines may be appropriate, but a number of turbines in close proximity or within a landscape may have unacceptable impacts.</p>	

Criteria	Score	Justification
Exposure	3	At ground level, the site is well sheltered from northerly winds due to the presence of an adjacent existing building to the north and trees to the east. However, being relatively close to the coast the site is likely to be in an appropriately exposed location for the operation of a wind turbine.
Aspect	3	Site is relatively flat.
Slope	3	Site is relatively flat.
Flood Risk	3	The site is not currently identified as being at risk of flooding according to SEPAs Flood Risk Maps. However it is in close proximity to the coast and may be vulnerable to future changes in climate, for example more extreme weather events and storm surges.
Drainage	3	No waterlogging present on site.
Built / Cultural Elements	3	There are no built or cultural constraints on site.
Natural Conservation	3	There are no significant nature conservation constraints on the site. Site is in close proximity to Balgownie/Blackdog Links Local Nature Conservation site.
Landscape Features	3	This site is currently undeveloped but is no longer in its original 'greenfield' state because it is a vacant plot of the existing Aberdeen Science and Energy Park development. It has been cleared, and there are no significant landscape features except for a low tree belt along the eastern boundary of the site. It possesses the visual characteristics of a brownfield site in many respects.
Landscape Fit	1	A 70ft wind turbine at this location would be extremely visible from many locations across the city. There is an existing similar turbine located in close proximity at the Rubberatkins site in the Science and Energy Park.

Relationship to existing settlement	3	The turbine would be on part of the Aberdeen Science and Energy Park.
Land Use Mix / Balance / Service Thresholds	2	A turbine on its own would have a minimal contribution to land use mix in an employment area.
Accessibility	3	Not applicable for a development of this type.
Proximity to facilities - shopping / health / recreation	3	Not applicable for a development of this type.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Not applicable for a development of this type.
Proximity of employment opportunities	3	Not applicable for a development of this type. It would be located within an employment area.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	There should not be any conflict with current employment uses in principle. However, detailed issues such as noise, ice throw and shadow flicker would need to be considered at a more detailed planning application stage.
Physical Infrastructural Capacity	3	The site can be appropriately accessed and serviced. In particular, there are various electricity grid connection options available in the locality.

Service Infrastructure Capacity	3	Not applicable for a development of this type.
Other Constraints	3	No other known constraints.

Development Option B0205 – Shielhill Farm

SITE NUMBER: 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	
<p>Justification:</p> <p>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.</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.</p> <p>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	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	2	The Mundurno Burn follows the southern edge of the site and is prone to flooding so hard development would need to avoid this area.
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 identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded on site. Other protected species according to NESBReC records is Wych Elm.</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	<p>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.</p> <p>Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.</p>
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, Glashieburn 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 proposal at the Core, Murcar are both within 1.6km of the site.

Contamination	2	<p>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.</p> <p>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 site 3 is to be developed this Service will require a risk-based site investigation in accordance with best practice as detailed in BS10175.</p>
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	<p>The site is zoned for Bridge of Don Academy and Scotstown Primary. Forecasts indicate that in the medium term, there is capacity at the Academy, although rolls will steadily increase there due to other housing developments in the catchment. Scotstown Primary is forecast to go over capacity in 2017.</p> <p>The School Estates Review recommends that this area is rezoned to Greenbrae Primary in order to accommodate pupils from the Dubford development to the south (subject to the outcome of statutory procedures). This is likely to use up any spare capacity there so a new primary school would be required with this proposal.</p>
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.

Development Option B0206 – Shielhill Quarry

SITE NUMBER: B0206	NAME of SITE: Shielhill Quarry
Proposer: Mr J Langler c/o Halliday Fraser Munro	
Nature of the proposal: Sand and Gravel Extraction	
Checklist Score: 40	Constraints: Land use conflict with neighboring residential; natural conservation
Recommendation: Undesirable	
<p>Justification:</p> <p>The use of this site as a quarry will conflict with the adjacent residential development at Dubford which is now under construction by causing noise and air pollution that is unlikely to be sufficiently mitigated through a buffer or tree screening. The site is also designated as a Local Nature Conservation Site.</p>	

Criteria	Score	Justification
Exposure	1	There is little shelter from northerly winds through topography or vegetation. The site is elevated, north facing and exposed. However, given the nature of the proposal, the relevance of this is limited.
Aspect	1	North facing. However, given the nature of the proposal, the relevance of this is limited.

Slope	3	Gentle, north facing slope (gradient approx 1:18)
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. As the site is proposed for surface sand and gravel extraction, it is likely that the site is well drained.
Built / Cultural Elements	3	No constraining built or cultural elements on the site.
Natural Conservation	1	<p>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 gorse scrubland, 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 identified for this site (with 100m buffer) by NESBReC are Sky Lark, Small Heath, Common Snipe and the Lesser Butterfly Orchid.</p>
Landscape Features	2	The current land cover is scrub and gorse which is a distinctive feature of the area. There is no likely loss or disturbance of and trees, woods or stone walls.
Landscape Fit	1	The site is prominent in the surrounding landscape, with the land rising to the south meaning that any quarrying operations would be clearly seen from surrounding roads and the development at Dubford.
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; however it is likely that there will be significant land use conflicts arising from this.
Land Use Mix / Balance / Service Thresholds	1	The development of a quarry at this site is unlikely to contribute to a better balance of land uses in the area, and is unlikely to provide the impetus for attracting new facilities.
Accessibility	1	The nearest bus stop is over 800m walking distance away.
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	1	Footpath: There are no footpaths or Core Paths passing through or near the site. There is no direct footpath connection from the south of the site to the nearest residential development at Bridge of Don. Cycle: There are no cycle facilities near the site.
Proximity of employment opportunities	3	This site would provide employment opportunities.
Contamination	3	There are no significant contamination constraints affecting the site.
Land Use Conflict	1	The site is adjacent to Dubford, a site allocated for 550 homes in the 2012 LDP where construction has now started. Quarrying operations, even by scraping rather than blasting, would create noise and dust pollution for nearby residential areas. Although a 10m buffer and screening by trees is proposed, this is unlikely to completely mitigate the negative effects.
Physical Infrastructural Capacity	3	Physical infrastructure capacity unknown at present but given the nature of the proposal, this is unlikely to be a constraint.

Service Infrastructure Capacity	3	Service infrastructure capacity unknown at present but given the nature of the proposal, this is unlikely to be a constraint.
Other Constraints	3	No other known constraints.

Development Option B0207 – Mundurno Industrial

SITE NUMBER: B0207	NAME of SITE: Mundurno Industrial
Proposer: Robertsons Property Ltd	
Nature of the proposal: Change zoning from Green Belt to General Industry and identify as a separate Opportunity Site to landfill to the north. Site is subject to ongoing discussions for an energy from waste facility.	
Checklist Score: 45	Constraints: Green Belt, Access
Recommendation: Undesirable	
<p>Justification:</p> <p>The site is currently isolated and suffers from poor access. The site is currently derelict and used for storage; development of an appropriate type, scale and design would be a distinct improvement to the current state of the site. However, at the examination into the 2012 LDP, the reporters concluded that development on this site beyond what would be permitted under Policy NE2 Green Belt could lead to the erosion of the green belt's integrity and potentially weaken the green belt to the north of Aberdeen.</p>	

Criteria	Score	Justification
Exposure	1	The site has little shelter from northerly winds through its topography and vegetation. The site is at the top of a hill and is close to the sea making it vulnerable to winds coming from the east.
Aspect	3	South east facing site.

Slope	3	The site is flat with only a slight change in ground level from the access road to the main site area.
Flood Risk	3	SEPA Indicative River & Coastal Flood Map indicates that there is no known risk of natural or man made flooding at the site. There are no watercourses on the site and no recorded flooding incidents. Although this does not imply a total absence of flood risk it does not appear to be a significant constraint.
Drainage	3	The site is freely drained.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites/vernacular buildings. Records indicate historic sand and gravel workings on or near this site, indicating that it may be of archaeological interest; but this is not deemed to be a significant constraint.
Natural Conservation	3	No loss or disturbance of wildlife habitat or species. No nature conservation designations affecting this site.
Landscape Features	3	There will be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls.
Landscape Fit	2	<p>A development on this site will intrude slightly into the surrounding landscape, depending on its scale and massing. It is likely that an energy from waste plant would be a very large building that would intrude significantly into the surrounding landscape and be visible from the A90.</p> <p>Although there is already development on this site, it has blended into the countryside and it is likely that any new development will become more obvious and have a greater visual impact.</p>
Relationship to existing settlement	2	Development on this site will be largely unrelated to other settlements, however in terms of being related to similar land uses in the area, the site would be partially

		related to the landfill directly to the north and other general industrial works in close proximity to the site. Landfill uses are however temporary and once it closes the site would be fairly isolated.
Land Use Mix / Balance / Service Thresholds	2	By developing this land for general industrial and storage or alternative uses will contribute a little towards a better mix and balance of land uses, and will also provide some basis for attracting new services and facilities.
Accessibility	1	Accession model demonstrates that the nearest bus stop is significantly further than 800 metres from the centre of the site.
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	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 within 1.6km of the site, nearest being Bridge of Don.
Contamination	1	<p>The site has significant contamination problems. It has previously been a quarry as well as gravel and sand pits, as well as the most recent use as a concrete/building materials works. The remnants of this have left significant waste tipping on the site. Adjacent to the site is also a waste tip which may cause some contamination issues to some areas of the site.</p> <p>These sites have been used for quarrying and landfilling. Part of the sites has 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</p>

		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 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	There is no expected conflict with adjoining land uses, the site was previously uses for similar purposes as the proposal and therefore will not cause any conflict.
Physical Infrastructural Capacity	3	Because the site was previously developed, it is expected that there will be no constraint to infrastructural capacity and that all services will be available to it.
Service Infrastructure Capacity	3	As the site is being forwarded for development for general industrial and storage there will be no need for the site to be assessed in terms of primary and secondary school capacities. In terms of other services they are readily available south of the site at Bridge of Don.
Other Constraints	1	Access to the site is a problem. To exit the site and head back towards Aberdeen means that the driver has to turn right and cross over the dual carriageway, a danger to drivers who are crossing the carriageway, and those moving along it.

Development Option B0208 – Land adjacent to the Old Ellon Road

SITE NUMBER: B0208	NAME of SITE: Land Adjacent to the Old Ellon Road
Proposer: Mr A Bedawi C/O Halliday Fraser Munro	
Nature of the proposal: Business / employment / retail use (possible extension to OP2 employment land allocation to the south)	
Checklist Score: 43	Constraints: Landscape fit
Recommendation: Undesirable	
<p>Justification:</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> <p>In addition, this site is considered undesirable because of its prominent location which means that any new development would significantly intrude in the surrounding landscape and be highly visible on the approach to Aberdeen from the A90. It is noted that the site could form an extension to the proposed development of employment uses at Murcar/Berryhill and has the potential to be functionally integrated with this. However this site would extend beyond the 'natural' boundary of OP2 which is the small watercourse valley to the south of this site.</p>	

Criteria	Score	Justification
Exposure	1	The site currently has little shelter from northerly winds. It is less than 1km away from the coast and therefore is relatively exposed.
Aspect	3	South-east facing site.
Slope	3	Overall quite flat, gentle site with 1 in 28 gradient.
Flood Risk	2	SEPA Flood Maps indicate that the southern part of the site may be at risk of flooding from the watercourse that runs along the south of the site. The developer indicates that although the SEPA floodmaps indicate a possibility of flooding, there has been no history of flooding previously on this site.
Drainage	3	From site visits and consultation with the proposer it is not thought that there are any problems with drainage.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings on the site, also promoted by the proposer.
Natural Conservation	3	There is unlikely to be significant loss or disturbance or wildlife habitat or species at the site. Designated species recored by NESBReC for this site (with 100m buffer) are Eurasian Curlew and Eurasian Badger.
Landscape Features	2	Development could potentially cause a loss and disturbance to stone walls and the open character of the farmland.
Landscape Fit	1	Development would intrude significantly into the surrounding landscape, where at present there is no development apart from one small house. Therefore if development was to occur here it would be easily visible from the A90 and intrude significantly on one of the main gateways into Aberdeen.

Relationship to existing settlement	1	Development is unrelated to existing settlements at present, although it would be likely to be well related to the future business park development planned for OP2. At present it is split from any other development by empty fields and the dual carriageway.
Land Use Mix / Balance / Service Thresholds	2	The development will contribute a little towards a better mix and balance of land uses. This is because it is proposed that the development will be for commercial, retail, housing in relation to neighbouring developments, therefore this will contribute towards the land use mix and balance. On its own however, it is not large enough to attract other facilities into the area.
Accessibility	1	Accession model demonstrates that the nearest bus stop (frequency of 6 buses an hour) is over 800 metres from the centre of the site, at Ellon Road, although buses directly pass the site on Ellon Road.
Proximity to facilities - shopping / health / recreation	1	The accession model shows that this site would have access from 17,870 homes with the urban and rural parts of Aberdeen within a 30 minute public transport journey time (Monday 7am to 9am). However this may increase significantly with the development of new housing allocations in Bridge of Don in particular. In relation to services, community facilities', local shops, public transport networks and schools are all over 800 metres from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	1	At present there are no footpath/cycle path connections to community, recreation and employment facilities, however the developer does note that connections will be included as part of any proposal.
Proximity of employment opportunities	3	There are significant employment opportunities within 1.6km of the site, namely at Bridge of Don. The development of a business park at OP2 Murcar will also provide further significant employment opportunities closer to the site.

Contamination	3	No contamination or waste tipping present.
Land Use Conflict	2	Although the A90 is an extremely busy and important road and the proposed use is set very close to it, there is unlikely to be any significant land use conflict, as the site is proposed for employment/retail uses which would not be unduly affected by noise amenity issues.
Physical Infrastructural Capacity	3	The developer is confident that the site can be satisfactorily serviced by physical infrastructure.
Service Infrastructure Capacity	3	Although the site has been proposed for commercial or retail use, therefore it does not require any school capacity.
Other Constraints	2	A90 Dual carriageway is a very busy road and congested during peak periods.

Development Option B0209 – Land at Perwinnes

SITE NUMBER: 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	
<p>Justification:</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> <p>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.</p>	

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 and is shown in the SEPA flood map to have the potential to flood. This is only likely to affect the eastern margins 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	About one third of the site is within Scotstown Primary/Bridge of Don Academy area (the eastern section). The rest is in Glashieburn Primary/Oldmachar Academy. Rolls in Scotstown Primary are forecast to peak in 2014 at -88 (293 houses). There are no capacity issues foreseen at Bridge of Don Academy. Glashieburn is -287 in 2010 (957 houses), Oldmachar -387 in 2010 (3870 houses). 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.
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.

Development Option B0210 – Causewayend, Bridge of Don

SITE NUMBER: B0210	NAME of SITE: Causewayend, Bridge of Don
Proposer: Michael Hickey	
Nature of the proposal: Residential	
Checklist Score: 42	Constraints: Ancient Woodland; intrusion into surrounding landscape and weakening of Green Belt boundary.
Recommendation: Undesirable	
<p>Justification:</p> <p>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.</p> <p>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.</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.

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 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. Accession has missed this detail out.

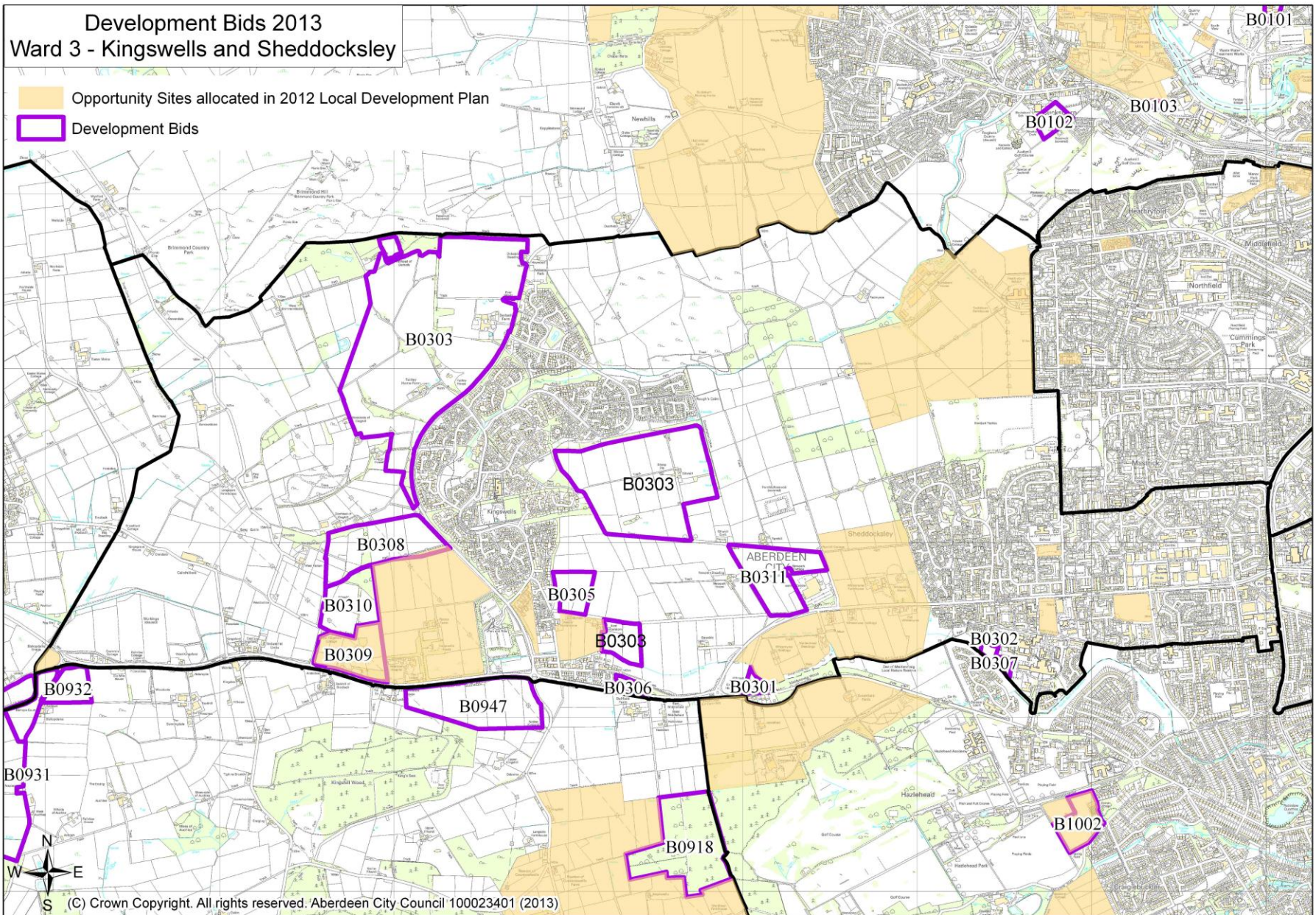
Proximity to facilities - shopping / health / recreation	2	There are limited facilities within 800m of the site. The primary school is the only facility within that threshold. However because of the size of development proposed facilities could be constructed to accommodate this population increase
Direct 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 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.

Ward 3 - Kingswells/Sheddocksley

- B0301 – Maidencraig
- B0302 – Westfields, Woodend Hospital
- B0303 – Kingswells Community Expansion
- B0305 – Kingswells East
- B0306 – Newton East, Old Skene Road
- B0307 – Woodend Hospital West
- B0308 – Prime Four North
- B0309 – Prime Four Phase 4
- B0310 – Prime Four Phase 5
- B0311 – Maidencraig

Development Bids 2013
Ward 3 - Kingswells and Sheddocksley

- Opportunity Sites allocated in 2012 Local Development Plan
- Development Bids



Development Option B0301 – Maidencraig

SITE NUMBER: B0301	NAME of SITE: Maidencraig
Proposer: Mr S Barrack	
Nature of the proposal: Residential (15 houses)	
Checklist Score: 43	Constraints: Flood risk, possible contamination
Recommendation: Undesirable	
<p>Justification:</p> <p>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.</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. 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.</p>	

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.
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 Maiden Craig 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 Maiden Craig.
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 Maiden Craig 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 Maiden Craig 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 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 B0302 – Westfields, Woodend Hospital

SITE NUMBER: B0302	NAME of SITE: Westfields, Woodend Hospital
Proposer: Charlie House Appeal	
Nature of the proposal: Specialist Care Facility	
Checklist Score: 49	Constraints: Slope, flood risk, LNCS
Recommendation: Desirable	
<p>Justification:</p> <p>The proposal to develop a specialist care facility which would serve the North East of Scotland is supported. The proposal would provide a very positive facility for children and their families and would fill a gap in the availability of this type of care, the current closest facility of this nature being in Kinross. Although there are flooding and slope issues related to this site it is felt that these can be overcome and that enough of the site may be available for development to enable the proposals to be accommodated. It may be necessary to alter the layout of the proposed development from that which has been submitted with this bid in order to best accommodate the development in light of the flooding and slope issues.</p>	

Criteria	Score	Justification
Exposure	2	There is some shelter from northerly winds as the site is within a valley. To the north of the development there is some built up land.
Aspect	3	The site is south east facing.

Slope	1	The slope is steep in the north and falls to the south of the site. In parts the gradient is 1:6.
Flood Risk	1	The southern part of the site where the Burn of Rubislaw runs through is within the SEPA indicative flood map. There have been a high level of flooding incidents further downstream.
Drainage	2	There could be the potential of poor drainage if the site is prone to flooding. There is also evidence of some rushes present on site which give evidence of some poor drainage.
Built / Cultural Elements	3	There will be no loss or disturbance to built or cultural elements. The development will intrude slightly on the surrounding listed buildings of the hospital and the view from the north west.
Natural Conservation	2	The site lies within the River Dee Catchment Area. The North Burn of Rubislaw is part of a Local Nature Conservation Site – Den of Maidencraig. There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species.
Landscape Features	2	There will be some disruption to the North Burn of Rubislaw.
Landscape Fit	2	The development will intrude slightly on the surrounding listed buildings of the hospital and the view from the north west.
Relationship to existing settlement	3	The development of a specialist care facility would be situated within hospital grounds within a residential area.
Land Use Mix / Balance / Service Thresholds	3	The development of a specialist care facility would contribute significantly to the land use mix of the surrounding residential area.

Accessibility	2	The site is just over 400m to the nearest bus stop.
Proximity to facilities - shopping / health / recreation	3	There is a significant range of local facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Path 91 Westhill Road to Queens Road runs to the south of the site and Core Path 28 Skene Road to Sheddocksley runs to the west of the site. There are also some un-named paths surrounding the site.
Proximity of employment opportunities	3	This development proposal would be an employment opportunity in its own right and would form part of an existing healthcare site.
Contamination	2	Woodend Hospital is listed as a potentially contaminated site, but the extent of this is unknown.
Land Use Conflict	3	No known land use conflict.
Physical Infrastructural Capacity	3	Proposal indicates that connections to all three utilities are available.
Service Infrastructure Capacity	3	The development would not place any additional demands on school infrastructure.
Other Constraints	3	No other known constraints.

Development Option B0303 – Kingswells Community Expansion

SITE NUMBER: B0303	NAME of SITE: Kingswells Community Expansion
Proposer: Stewart Milne Homes	
<p>Nature of the proposal: Mixed use development of residential, employment, local centre and open space and landscaping. Site split into 3 areas:</p> <p>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)</p>	
<p>Checklist Score: Area 1: 44 Area 2: 49 Area 3: 51</p>	<p>Constraints: LNCS, Priority Habitat, Ancient Woodland, AWPR Route, School Capacity</p>
Recommendation: Areas 1-3: All Undesirable	
<p>Justification:</p> <p>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.</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.</p>	

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: 3	No known risk of flooding.
	Area 2: 3	
	Area 3: 3	

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; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. 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: 2	There are a limited range of existing employment facilities in the local area, however, the development of Prime Four will offer a significant range of employment opportunities when complete. Prime Four is within 1.6km from sites 2 and 3 and just over 1.6km from site 1.
	Area 2: 3	
	Area 3: 3	
Contamination	Area 1: 2	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. There are anticipated capacity issues at Kingswells Primary by 2014. 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	

Development Option B0305 – Kingswells East

SITE NUMBER: B0305	NAME of SITE: Kingswells East
Proposer: Scotia Homes Ltd	
Nature of the proposal: Residential development of 80 dwellings	
Checklist Score: 46	Constraints: School capacity, slope and landscape fit
Recommendation: Undesirable	
<p>Justification:</p> <p>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.</p> <p>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.</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. 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.</p>	

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 Habituates 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 in 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, although there are no opportunities at present these will be available soon and the opportunities will increase as new development takes place. 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 forecast to go over capacity in 2014 with new developments in the area. This means that there would be difficulties in accommodating children from this development in the short term. There is some capacity in Bucksburn Academy, but it is forecast to go over capacity in 2019. 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.

Development Option B0306 – Newton East, Old Skene Road

SITE NUMBER: 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			
<p>Justification:</p> <p>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.</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	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 bats within the vicinity of the site (Chiroptera, Common Pipistrelle and Pipistrellus pipistrellus) and the designated species Wych Elm.
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	The site is currently zoned to Kingswells Primary and Bucksburn Academy. It is anticipated that Kingswells Primary will be at capacity by 2014 and development would place strain on the existing school. There will be new provision within the Countesswells Development for education and development could support these in the longer term.
Other Constraints	3	No other known constraints.

Development Option B0307 – Woodend Hospital West

SITE NUMBER: B0307	NAME of SITE: Woodend Hospital West
Proposer: Ryden LLP	
Nature of the proposal: Specialist Care Facility	
Checklist Score: 49	Constraints: Slope, flooding, LNCS
Recommendation: Desirable	
<p>Justification:</p> <p>The proposal to develop a specialist care facility which would serve the North East of Scotland is supported. The proposal would provide a very positive facility for children and their families and would fill a gap in the availability of this type of care, the current closest facility of this nature being in Kinross. Although there are flooding and slope issues related to this site it is felt that these can be overcome and that enough of the site may be available for development to enable the proposals to be accommodated. It may be necessary to alter the layout of the proposed development from that which has been submitted with this bid in order to best accommodate the development in light of the flooding and slope issues.</p>	

Criteria	Score	Justification
Exposure	2	There is some shelter from northerly winds as the site is within a valley. To the north of the development there is some built up land.
Aspect	3	The site is south east facing.

Slope	1	The slope is steep in the north and falls to the south of the site. In parts the gradient is 1:6.
Flood Risk	1	The southern part of the site where the Burn of Rubislaw runs through is within the SEPA indicative flood map. There have been a high level of flooding incidents further downstream.
Drainage	2	There could be the potential of poor drainage if the site is prone to flooding. There is also evidence of some rushes present on site which give evidence of some poor drainage.
Built / Cultural Elements	3	There will be no loss or disturbance to built or cultural elements. The development will intrude slightly on the surrounding listed buildings of the hospital and the view from the north west
Natural Conservation	2	The site lies within the River Dee Catchment Area. The North Burn of Rubislaw is part of a Local Nature Conservation Site – Den of Maidenraig. There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species.
Landscape Features	2	There will be some disruption to the North Burn of Rubislaw.
Landscape Fit	2	The development will intrude slightly on the surrounding listed buildings of the hospital and the view from the north west.
Relationship to existing settlement	3	The development of a specialist care facility would be situated within hospital grounds within a residential area.
Land Use Mix / Balance / Service Thresholds	3	The development of a specialist care facility would contribute significantly to the land use mix of the surrounding residential area.

Accessibility	2	The site is just over 400m to the nearest bus stop.
Proximity to facilities - shopping / health / recreation	3	There is a significant range of local facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core Path 91 Westhill Road to Queens Road runs to the south of the site and Core Path 28 Skene Road to Sheddocksley runs to the west of the site. There are also some un-named paths surrounding the site.
Proximity of employment opportunities	3	This development proposal would be an employment opportunity in its own right and would form part of an existing healthcare site.
Contamination	2	Woodend Hospital is listed as a potentially contaminated site, but the extent of this is unknown.
Land Use Conflict	3	No known land use conflict.
Physical Infrastructural Capacity	3	Proposal indicates that connections to all three utilities are available.
Service Infrastructure Capacity	3	The development would not place any additional demands on school infrastructure.
Other Constraints	3	No other known constraints.

Development Option B0308 – Prime Four North

SITE NUMBER: B0308	NAME of SITE: Prime Four North
Proposer: Drum Property Group & WMJ Sheran	
Nature of the proposal: Residential development of 100 to 125 dwellings	
Checklist Score: 43	Constraints: Landscape, Scheduled Ancient Monument, LNCS, School Capacity
Recommendation: Undesirable	
<p>Justification:</p> <p>This site is relatively flat, there is no risk of flooding and it is freely draining. Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass. Larger offices are being built in the area between the development and the A944 on lower ground. The Development would be contained within the AWPR that will also alter the views of this area from the west.</p> <p>This site has 5 no. consumption dykes and on the boundary with the existing allocation is the scheduled monument and category B listed consumption dyke. This provides a robust green belt boundary to the development to the south. There is a buffer between the consumption dyke and the existing allocation to protect its setting and this would require to be mitigated similarly. The West Hatton Local Nature Conservation Site (also Ancient Woodland) runs along the northern and eastern boundaries of this site. There is currently insufficient capacity at Kingswells Primary School to accommodate further pupils arising from residential developments.</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</p>	

allocate this greenfield site that will have a negative impact on the landscape and the consumption dyke. 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 from northerly winds provided by existing tree belt.
Aspect	3	Site is generally flat.
Slope	3	This site is generally flat and rises gently to the east.
Flood Risk	3	No risk of natural or man made flooding according to SEPA flood risk map and there are no watercourses on the site.
Drainage	3	No signs of poorly drained areas on this site, no waterlogging. Site appears to be freely drained from inspection.
Built / Cultural Elements	1	Sites and Monuments Record indicates many items in and around this site. There are 5 consumption dyke's located in the northern area of this site. There is also the category B listed and Scheduled Consumption Dyke located on the boundary with the existing allocation.
Natural Conservation	1	There is an area of ancient woodland within this site, which is also designated as West Hatton Local Nature Conservation Site and a NELBAP habitat. A variety of designated species have been recorded on this site.
Landscape Features	1	Development on this site would be likely to lead to the loss or disturbance of the x5 stone wall consumption dykes and the tree belt to the north/north-east.

Landscape Fit	2	Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass which currently presents an open vista to the consumption dyke and the woodland belt at West Hatton. The dyke is a robust and easily identifiable green belt boundary. Larger offices are being built in the area between the development and the A944 on lower ground. The Development would be contained within the AWPR that will also alter the views of this area from the west.
Relationship to existing settlement	2	This site is related to the development at Prime Four and is also related to Kingswells, although severed by the presence of the Kingswells bypass.
Land Use Mix / Balance / Service Thresholds	2	Kingswells is a predominantly residential area and housing will not add greatly to the mix, but is in close proximity to a new office development which would provide an improvement the mix in this local area.
Accessibility	2	The Accession software indicates that this site is within 582m to a bus stop.
Proximity to facilities - shopping / health / recreation	2	As it is proposed that this site be developed for employment this site would be considered as a destination rather than an origin of trips. There are limited facilities for a development of this nature in Kingswells.
Direct footpath / cycle connection to community and recreation facilities and resources	1	Proposed Core Path 91 – Westhill to Queens Road (along the A944) runs to the south of the site. Cycle route along the A944. There would need to be improvements to provide safe links to the community facilities in Kingswells.
Proximity of employment opportunities	3	The Prime Four development would be in close proximity, at present there would be a limited number of opportunities, but this will change over time.
Contamination	3	No known contamination or waste tipping present on or around this site.

Land Use Conflict	3	There would be no land use conflict.
Physical Infrastructural Capacity	3	Services are being provided for the business development and it is considered that there would be no major constraint to providing infrastructure.
Service Infrastructure Capacity	1	A residential development would have an impact on Kingswells Primary School, which is forecast to go over capacity in 2014. This site is zoned to Bucksburn Academy, which is forecast to go over capacity in 2019. There may be additional capacity created by a new school at Countesswells, but this is unknown at present.
Other Constraints	2	There is a small area (13%) to the far west of the site that is located within the outer consultation zone for the BP Forties and Shell Natural Gas Liquids Pipelines.

Development Option B0309 – Prime Four Phase 4

SITE NUMBER: B0309	NAME of SITE: Prime Four Phase 4
Proposer: Drum Kingswells Business Park Ltd	
Nature of the proposal: Change existing zoning to a mix of employment, retail and leisure	
Checklist Score: 48	Constraints: Priority habitat
Recommendation: Undesirable	
<p>Justification:</p> <p>This site forms part of a larger area of land proposed for a business park that is currently allocated in the Local Development Plan as OP40. The principle of development in this area is therefore accepted. What is being assessed here is whether a mix of employment, retail and leisure would be more suitable than the employment allocation in the Plan at present. Consent has already been granted for a hotel within OP40 as a supporting use that would create new employment opportunities and contribute towards the mix of uses in the local area. A retail development in this location has the potential to have a wide catchment given its prominence and location on the new AWPR junction. It is considered that small scale retail development that would support the employment development and that could serve residents in Kingswells may be appropriate, but there is no justification for a larger retail use.</p> <p>It is considered that there is no quantitative deficiency of convenience (supermarket) provision. It is accepted that new communities such as Countesswells may require retail elements that would meet day to day and occasional main food shopping requirements. However, such provision should be made within a more convenient location in Countesswells itself in order to reduce the need to travel from there.</p>	

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds provided by existing tree belt and slope.
Aspect	3	Site is predominantly south-west facing.
Slope	2	The site is gently sloping towards the south west and steep in places. There is a slope gradient of approximately 1 in 8 running from north to south along the western edge of the site.
Flood Risk	3	No risk of natural or man made flooding according to SEPA flood risk map and there are no watercourses or recorded flood events on this site.
Drainage	3	Very small area of western section with possible drainage issues, but no waterlogging - this land will be affected by AWPR. Otherwise, site appears to be freely drained.
Built / Cultural Elements	3	There is a Category C Listed Building Kingswells House situated approximately 250m to the east of the site.
Natural Conservation	1	An area of approximately 1.3 ha of Priority Habitat adjoins the southern boundary of the site as well as approximately 2000 square metres of Priority Habitat within the north east section of the site.
Landscape Features	2	The site is open farmland. Development in this location could affect group of trees in the north eastern section of the site, the tree belt to the east and group of trees to the south east of the site boundary.
Landscape Fit	2	Development on this site would intrude on the surrounding landscape. To the west of the Five Mile Garage there are open views across the site from the A944 and development would be very visible when driving along this road from both directions.

		The site and surrounding landscape provide a buffer between Kingswells and Westhill. The AWPR will change the character of this area providing an obvious boundary which prevents sprawl and coalescence with Westhill.
Relationship to existing settlement	2	This site is unrelated to any existing settlement, but once complete the development would be related to the Prime Four development.
Land Use Mix / Balance / Service Thresholds	2	A change to retail, leisure and commercial would increase the mix of uses in this location and would complement the adjoining business development. This would contribute to the balance of land uses as existing settlement of Kingswells is predominantly residential.
Accessibility	2	The Accession software indicates that this site is over 800m away from any bus stops, although better links could be made to Kingswells Park & Ride site. There is access to major road network at the southern boundary of the site.
Proximity to facilities - shopping / health / recreation	3	As it is proposed that this site be developed for retail, commercial and leisure this site would be considered as a destination rather than an origin of trips.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Core Path 91 – Westhill to Queens Road (along the A944) runs to the south of the site. Cycle route along the A944, although would need to be improved should new development be delivered.
Proximity of employment opportunities	2	This development would create employment opportunities for the residents of nearby Kingswells and the Aberdeen area.
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 land use conflicts.
Physical Infrastructural Capacity	3	Proposal indicates that the site has connections to all three utilities and development to the east suggests that this can be provided.
Service Infrastructure Capacity	3	As this development is non-residential, it would not put any extra pressure on school capacities.
Other Constraints	3	No other known constraints at this time.

Development Option B0310 – Prime Four Phase 5

SITE NUMBER: B0310	NAME of SITE: Prime Four Phase 5
Proposer: WMJ Sheran	
Nature of the proposal: Employment, retail and leisure	
Checklist Score: 47	Constraints: Listed Building, landscape fit
Recommendation: Undesirable	
<p>Justification:</p> <p>This site is south facing, it is at no risk of flooding and it is freely draining. A development of employment, retail and leisure on this site would contribute significantly to a better mix and balance of land uses in the area and would have the potential to create significant employment opportunities for nearby residents of Kingswells and Westhill</p> <p>Development would be highly visible from the west, although it would be contained within the AWPR. The boundary of the existing allocation at OP40 makes good use of the Ancient Woodland to mark a boundary for the development on the higher slopes.</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	2	Some shelter from northerly winds provided by existing tree belt.
Aspect	3	Site is predominantly south-west facing.
Slope	2	The northern area of this site generally has a gentle slope and is fairly flat in places. However, the southern parts of this site slope much more steeply in places and is undulating. There is a slope gradient of approximately 1 in 8 running from north to south along the western edge of the site.
Flood Risk	3	No risk of natural or man made flooding according to SEPA flood risk map and there are no water courses on site or incidents of flood events recorded.
Drainage	3	No signs of poorly drained areas on this site, no waterlogging. Site appears to be freely drained.
Built / Cultural Elements	2	There is a Category C Listed Building, 'Kingswells House, 'Friends' Burial Ground' within this site, this makes up a small area of the site and is not a significant constraint to development.
Natural Conservation	2	An area of approximately 5.8 ha which runs along the northern and eastern boundaries of the site are designated as SNH Ancient Woodlands/Semi-Natural Woodlands, this is largely outwith the site and there will be minimal direct impact on this designated site. There are recordings of Bats and a range of designated species in the area. The site is improved grassland and arable land and the biodiversity value of the site itself is not high.
Landscape Features	3	There would be no impact on landscape features.
Landscape Fit	1	Development on this site would intrude significantly on the surrounding landscape. The site is elevated from the A944 and would be very visible when

		driving along this road from both directions. Land to the south, north and west is predominantly open, agricultural land. Land acts as a buffer between Kingswells and Westhill. This site would be highly visible from the west, more so than the existing allocation, which is screened by the Ancient Woodland along the boundary.
Relationship to existing settlement	2	This site is unrelated to any existing settlement. Both Kingswells to the east and Westhill to the west are not linked or related to this site at the moment. However, there development would be well related to the existing Prime Four developments.
Land Use Mix / Balance / Service Thresholds	2	A development of employment, retail and leisure in this location would contribute to the balance of land uses as the existing settlement of Kingswells is predominantly residential.
Accessibility	2	The Accession software indicates that this site is within 1km away of a bus stop, although better links could be made to Kingswells Park & Ride site.
Proximity to facilities - shopping / health / recreation	2	As it is proposed that this site be developed for employment this site would be considered as a destination rather than an origin of trips. There are limited facilities for a development of this nature in Kingswells.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Core Path 91 – Westhill to Queens Road (along the A944) runs to the south of the site. Cycle route along the A944.
Proximity of employment opportunities	2	Development of a business park on this site would create employment opportunities for the residents of nearby Kingswells and Westhill.
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	The proposed route of the AWPR passes to the west of this site, but there is not considered to be a conflict.
Physical Infrastructural Capacity	3	Proposal indicates that the site has connections to all three utilities.
Service Infrastructure Capacity	3	As this development is non-residential, it would not put any extra pressure on school capacities.
Other Constraints	3	No other known constraints at this time.

Development Option B0311 – Maidencraig

SITE NUMBER: 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	
Justification:	
<p>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 Kingswells and Aberdeen and helps to maintain their separate identities. It is therefore appropriately designated as green belt.</p> <p>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.</p>	

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	Drystane 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 where the roll is forecast to go over capacity in 2014. 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 2020.
Other Constraints	3	No other known constraints.

Ward 4 - Northfield

No Development Options submitted for this Ward

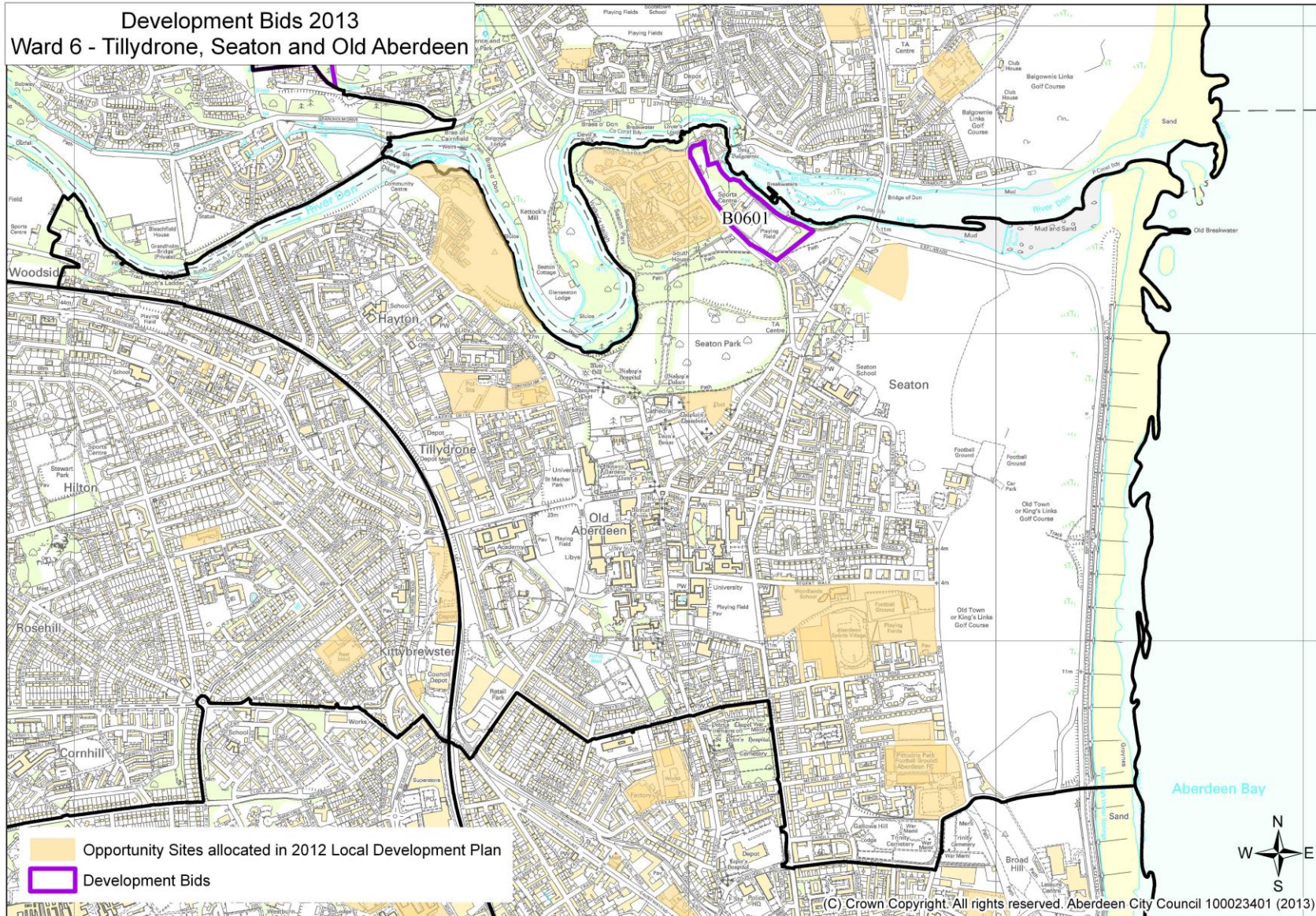
Ward 5 - Hilton/Stockethill

No Development Options submitted for this Ward

Ward 6 - Tillydrone/Seaton/Old Aberdeen

B0601 – Hillhead Centre, Old Aberdeen

Development Bids 2013
Ward 6 - Tillydrone, Seaton and Old Aberdeen



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Development Option B0601 – Hillhead Centre, Old Aberdeen

SITE NUMBER: B0601	NAME of SITE: Land at Hillhead Centre
Proposer: University of Aberdeen	
Nature of the proposal: Student accommodation or mainstream housing	
Checklist Score: 50	Constraints River Don setting, Old Aberdeen Conservation Area
Recommendation: Undesirable	
<p>Justification:</p> <p>The proposal would lead to the loss of open space and tree cover in a conservation area.</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. Student accommodation could be provided at the nearby vacant Dunbar Halls site (OP101 in the 2012 ALDP). 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 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.</p> <p>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>Development of student accommodation (likely to be flatted) or mainstream housing at this location would likely have an adverse impact on the immediate area and the character of the Conservation Area and the setting of Brig 'O Balgownie in particular.</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: Wych Elm, Common Bullfinch, Slender Trefoil, Greater White-fronted Goose, Common Kingfisher, Common Goldeneye, Common Starling, Hedge Accentor, Black-headed Gull, Herring Gull, House Sparrow and Wild Pansy.</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> <p>Due to change in level from Brig O Balgownie to this site, it is likely that flatted student accommodation (such as that at Hillhead Halls) would visually and physically dominate the landscape setting of historic Brig o' Balgownie.</p>

Relationship to existing settlement	3	Well related to the surrounding urban area. If the site is developed as student accommodation, the primary beneficiaries of the scheme would be students and staff of the University of Aberdeen, therefore its relationship to the main student halls of residence is important. However if it is developed for mainstream housing, the proximity to other areas of this type becomes more important; the closest of which is at Lord Hay's Grove meaning this development would be somewhat isolated.
Land Use Mix / Balance / Service Thresholds	2	Development of housing or student accommodation 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, however Hillhead Halls of Residence also has a shop. Considering the majority of users of the site will be students (if the site is developed for student accommodation), this means access to a shop is <400m. 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 as a user of the site 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	This site is proposed for either student or mainstream housing. Secondary School: within St Machar Academy catchment (year predicted over capacity 2019). Primary School: within Seaton Primary catchment (predicted over capacity 2014).
Other Constraints	1	Currently Green Belt and Green Space Network. The woodland areas are an open space and recreational resource.

Ward 7 - Midsocket/Rosemount

No Development Options submitted for this Ward

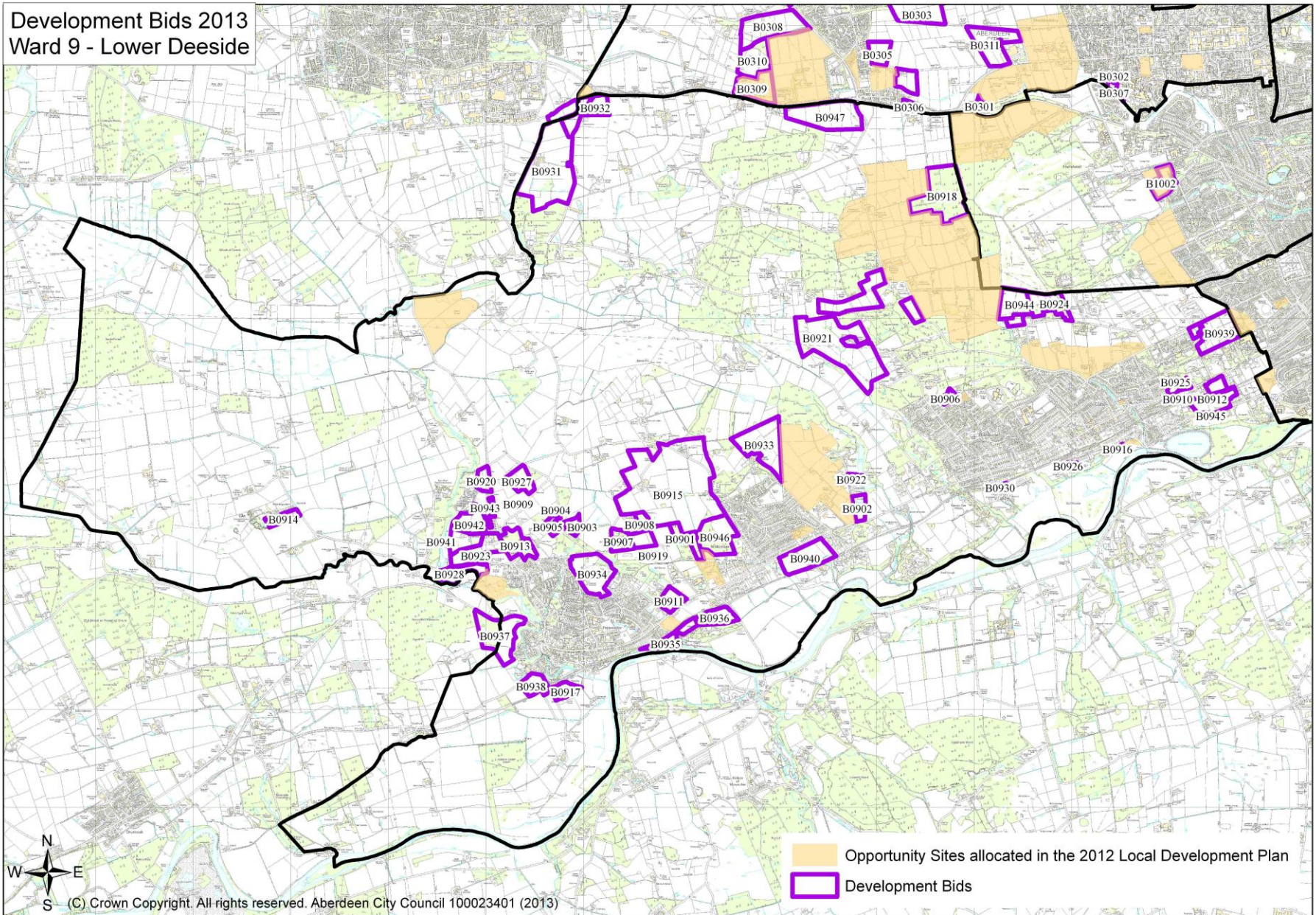
Ward 8 - George Street/Harbour

No Development Options submitted for this Ward

Ward 9 - Lower Deeside

B0901 – Culter House Road	B0924 – Thornhill, Craigton
B0902 – Murtle Den Road	B0925 – Wellwood
B0903 – Woodend Site 3	B0926 – West Cults Farm
B0904 – Woodend Site 2	B0927 – Land at Woodend Farm
B0905 – Woodend Site 1	B0928 – Land to the West of Malcolm Rd, Peterculter
B0906 – Earlsparc Crescent	B0930 – Deeside Golf Club
B0907 – Guttrie Hill West	B0931 – Land at Cadgerford, Westhill
B0908 – Guttrie Hill East	B0932 – Backhill, Westhill
B0909 – Land To North Of Peterculter	B0933 – Binghill Farm
B0910 – Land at Inchgarth	B0934 – Hill of Ardbeck, Peterculter
B0911 – Albyn Playing Fields	B0935 – Peterculter East
B0912 – Land at Inchgarth	B0936 – Peterculter East Business Park
B0913 – Malcolm Road East	B0937 – Newmill, Peterculter
B0914 – Mid Anguston	B0938 – Kennerty Farm
B0915 – Contlaw, Milltimber	B0939 – Craigton Road, Pitfodels
B0916 – Loirsbank Road	B0940 – Milltimber South
B0917 – Cobblestock, Peterculter	B0941 – Peterculter West, Phase 1b
B0918 – Countesswells Expansion	B0942 – Peterculter West, Phase 2a
B0919 – Culter House Road	B0943 – Peterculter West, Phase 2b
B0920 – Holemill, Peterculter	B0944 – Thornhill
B0921 – Foggieton, Countesswells	B0945 – Land at Inchgarth
B0922 – Land at Murtle Den	B0946 – Contlaw Road, Milltimber
B0923 – Peterculter West, Phase 1a	B0947 – Huxterstone

Development Bids 2013
Ward 9 - Lower Deeside



Development Option B0901 – Culter House Road

SITE NUMBER: B0901	NAME of SITE: Culter House Road, Milltimber
Proposer: Rubislaw Estates	
Nature of the proposal: Residential (12no detached houses)	
Checklist Score: 39	Constraints: Accessibility, relationship to existing settlement, land use conflict
Recommendation: Undesirable	
<p>Justification:</p> <p>This development option covers approximately 4.4 hectares of land that was previously ancient woodland but has now been felled. The proposal is for 12.no large detached homes. 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> <p>Furthermore, this development would be in an isolated and unsustainable location on the edge of Milltimber, and is not connected by any dedicated pedestrian or cycle routes. Culter House Road being a country road with no pavement which would be dangerous for pedestrians and cyclists alike. The site is also not serviced by public transport, with the nearest bus stops being over 800m away on North Deeside Road. It is likely that the residents of the homes would be car-dependent. Another significant constraint is the proximity of the AWPR, which is directly next to the site and some of the gardens of the new homes would back onto it. The AWPR is likely to be an extremely busy road and will present noise and air quality conflicts with residential development that is so close.</p>	

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 16 slope across the whole 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 western side of the site, which may be vulnerable to flooding in future. However it is likely that the status of this watercourse will be affected by the construction of the AWPR also.
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 Wych Elm. 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	1	Development at this location would be highly visible from the surrounding areas, particularly from the AWPR and would intrude significantly into the landscape. However it is acknowledged that the development of the AWPR will itself have a significant impact on the local landscape.
Relationship to existing settlement	1	The site is completely unrelated to existing settlement and would form a relatively isolated extension at the edge of Milltimber.
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 12 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, on North Deeside Road.
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	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 Milltimber. The proposer has indicated that a number of new pedestrian and cycle connections will be provided to connect the settlement with Milltimber.
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	1	The site is directly adjacent to the proposed route of the AWPR, which is scheduled for completion in 2018. According to the indicative site layout submitted by the proposer, the gardens of the homes in the northern part of the site would back directly onto the AWPR. The noise and air pollution from the AWPR will be significantly 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 as early as 2019, whilst for Cults Academy the year over capacity is also 2019. There is a new school proposed for the allocated Oldfold site which could accommodate the children generated from this development.
Other Constraints	3	No other known constraints.

Development Option B0902 – Murtle Den Road

SITE NUMBER: B0902	NAME of SITE: Murtle Den Road, Milltimber
Proposer: Mr McDonald	
Nature of the proposal: Residential (8.no houses)	
Checklist Score: 46	Constraints: Landscape fit
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 8 residential units could be provided. The site is considered to be undesirable for development. Development on this site would also 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.</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	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. Bats and Wych Elm have been recorded on the site. The site is located within the River Dee Catchment Area.
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.
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 as early as 2019, whilst for Cults Academy the year over capacity is also 2019. There is a new school proposed for the allocated Oldfold site which could accommodate the children generated from this development.
Other Constraints	3	No other known constraints.

Development Option B0903 – Woodend Site 3

SITE NUMBER: B0903	NAME of SITE: Woodend Site 3, Peterculter
Proposer: John Adam and Son	
Nature of the proposal: Residential (13.no houses)	
Checklist Score: 42	Constraints: Landscape fit and accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 13 residential units could be provided. The site is considered to be undesirable for development. Development would significantly impact on the surrounding landscape as it would be very prominent from Culter House Road. The site is also very isolated from the existing settlement of Peterculter with bus services and local facilities not in close proximity. This would therefore discourage sustainable modes of transport.</p> <p>It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.</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	1	The site is very exposed to northerly winds.
Aspect	3	The site is south east facing.
Slope	3	The site is flat.
Flood Risk	3	There are no known flood risks. However, it is noted that there is an open water course to the south of the site.
Drainage	3	There are no known drainage issues. However, it is noted that there is an open water course to the south of the site.
Built / Cultural Elements	3	There will be no loss or disruption to built or cultural elements.
Natural Conservation	2	The extreme south west of the site is within a SNH Ancient Woodland designation. The south east of the site is also adjacent to TPO 210. The site is also located within the River Dee Catchment Area.
Landscape Features	2	There are SNH Ancient Woodlands to the south of the site.
Landscape Fit	1	Development on this site would significantly intrude on the landscape. Development would be very prominent from Culter House Road.
Relationship to existing settlement	1	The site is very isolated from the existing settlement of Peterculter. It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.
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 and agricultural in character.

Accessibility	1	The site is over 800m from the nearest bus service and bus stops.
Proximity to facilities - shopping / health / recreation	1	The site is over 800m from Culter Primary School, Peterculter District Centre and medical facilities.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is near to Core Path 51 (Garinhill Wood to Guttrie Wood) and Core Path 52 (Bucklerburn Road to Easter Anguston). The site is also near to Aspirational Path 4 (Peterculter to Milltimber). However, no paths are directly connected to the site and the route to these paths are not suitable for pedestrians.
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	There are 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 capacity at Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.
Other Constraints	3	There are no other known constraints.

Development Option B0904 – Woodend Site 2

SITE NUMBER: B0904	NAME of SITE: Woodend Site 2, Peterculter
Proposer: John Adam and Son	
Nature of the proposal: Residential (2 / 3 houses)	
Checklist Score: 46	Constraints: Accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt site. The proposer indicates that 2-3 residential units could be provided. The site is considered to be undesirable for development. The development would be isolated from the existing settlement of Peterculter which would discourage sustainable modes of transport.</p> <p>It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.</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	The site is well protected from northerly winds by the tree belt to the north of the site.
Aspect	3	The site is south east facing.
Slope	3	The site is flat.
Flood Risk	3	There are no known flooding issues.
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	3	There will be no loss or disturbance to natural conservation. The site lies within the River Dee Catchment Area.
Landscape Features	2	There is a tree belt to the north of the site.
Landscape Fit	2	The development would be visible from Culter House Road. However, the tree belt from the north and existing farm buildings would screen the development from the northern and southern approaches respectively.
Relationship to existing settlement	1	The site is isolated from the existing settlement of Peterculter. It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.
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 and agricultural in character.
Accessibility	1	The site is over 800m away from the nearest bus service and bus stops.

Proximity to facilities - shopping / health / recreation	1	The site is over 1000m from Culter Primary School, Peterculter District Centre and health facilities. Therefore the site is not in close proximity to any facilities.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is near to Core Path 51 (Garinhill Wood to Guttrie Wood) and Core Path 52 (Bucklerburn Road to Easter Anguston). The site is also near to Aspirational Path 4 (Peterculter to Milltimber). However, no paths are directly connected to the site and the route to these paths are not suitable for pedestrians.
Proximity of employment opportunities	1	There are no significant employment sites within 1.6km of the site.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	There are 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 2019.
Other Constraints	3	There are no other known constraints.

Development Option B0905 – Woodend Site 1

SITE NUMBER: B0905	NAME of SITE: Woodend Site 1, Peterculter
Proposer: John Adam and Son	
Nature of the proposal: Residential (14 houses)	
Checklist Score: 43	Constraints: Ancient Woodland and accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt site. The proposer indicates that 2-3 residential units could be provided. The site is considered to be undesirable for development. The development would be isolated from the existing settlement of Peterculter which would discourage sustainable modes of transport.</p> <p>It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.</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	The site is well protected from northerly winds by the tree belt to the north of the site.
Aspect	3	The site is south east facing.
Slope	3	The site is flat.
Flood Risk	3	There are no known flooding risks.
Drainage	3	There are 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 the site is adjacent to Tillyoch which is on the Sites and Monuments Record.
Natural Conservation	1	The majority of the site is covered by SNH Ancient Woodland designation. Therefore, there would be a significant loss to natural conservation. The south east of the site is covered by the Peterculter LNCS. The site is located within the River Dee Catchment Area.
Landscape Features	1	The loss of SNH Ancient Woodland would result in a significant loss in landscape features.
Landscape Fit	2	Development on this site would be likely to have some intrusion on the landscape. However, this is screened by woodland to the north and south of the site.
Relationship to existing settlement	1	The site is isolated from the existing settlement of Peterculter. It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.

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 and agricultural in character.
Accessibility	1	The site is over 800m away from the nearest bus service and bus stops.
Proximity to facilities - shopping / health / recreation	1	The site is over 1000m from Culter Primary School, Peterculter District Centre and health facilities. Therefore the site is not in close proximity to any facilities.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is near to Core Path 51 (Garinhill Wood to Guttrie Wood) and Core Path 52 (Bucklerburn Road to Easter Anguston). The site is also near to Aspirational Path 4 (Peterculter to Milltimber). However, no paths are directly connected to the site and the route to these paths are not suitable for pedestrians.
Proximity of employment opportunities	1	There are no significant employment sites within 1.6km of the site.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	There are 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 2019.
Other Constraints	3	There are no other known constraints.

Development Option B0906 – Earlsark Crescent

SITE NUMBER: B0906	NAME of SITE: Earlsark Crescent, Bieldside
Proposer: RJ Pearson	
Nature of the proposal: Residential (4 houses)	
Checklist Score: 43	Constraints: Woodland, priority habitat
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 4 residential units could be provided. The site is considered to be undesirable for development. The site is located within a densely wooded area that is designated as a priority habitat. There would be a significant loss in trees and this would impact on the surrounding habitats and species. The site also has limited facilities in close proximity which would not encourage the use of sustainable modes of transport.</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	Shelter is provided from northerly winds by topography and vegetation.
Aspect	3	The site is south west facing.
Slope	3	The site is relatively flat.
Flood Risk	3	There are no known risks of flooding. The site is located within the River Dee catchment area.
Drainage	3	There are no known drainage issues on the site.
Built / Cultural Elements	3	There will be no loss or impact on built / cultural elements. It is noted that the site is adjacent to Dalheby House which is on the Sites and Monuments Record.
Natural Conservation	2	There will be some loss to natural conservation as the site is covered by a priority habitat designation.
Landscape Features	1	There would be a significant loss in woodland if this site were to be developed.
Landscape Fit	2	Development would fit in well with the existing landscape. However the woodland cover provides a green backdrop to Bieldside and a robust green belt boundary in this area.
Relationship to existing settlement	2	The site would be somewhat related to the existing settlement as there is residential development to the south and west of the site.
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 800m away from the nearest bus service and bus stops.
Proximity to facilities - shopping / health / recreation	1	The site is in close proximity to limited facilities. The Bieldside neighbourhood centre is over 800m away from the site. The closest medical facility is approx. 1775m away from the site. Cults Academy is approx. 800m away from the site and Cults Primary is approx. 500m away from the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is in close proximity to Core Path 54 and 55. However, the site is not directly connected to these.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6km of 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 Primary and Cults Academy. Cults Academy is forecasted to exceed capacity in 2019 and Cults Primary is forecasted to exceed capacity in 2016.
Other Constraints	2	There may be land ownership issues to access the site.

Development Option B0907 – Guttrie Hill West

SITE NUMBER: B0907	NAME of SITE: Guttrie Hill West, Peterculter
Proposer: Mr and Mrs A.N. Ironside / Midstocket Development Company Ltd	
Nature of the proposal: Residential (10 houses)	
Checklist Score: 34	Constraints: Ancient Woodland, LNCS, relationship to existing settlement and accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This development option is covers approximately 4.1ha of land that is currently covered by dense woodland. The proposal is for 10 large dwellinghouses in a woodland setting. The site is currently covered in its entirety by Ancient Woodland, and is designated as a Local Nature Conservation Site and it 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 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	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	1no 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 Wych Elm and Eurasian Red Squirrel.
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 20m 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 10 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 2019.
Other Constraints	3	No other known constraints.

Development Option B0908 – Guttrie Hill East

SITE NUMBER: 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 Refueling Station with Class 4 business and ancillary uses (hotel, nursery, retail)	
Checklist Score: 39	Constraints: Natural conservation, accessibility, relationship to existing settlement
Recommendation: Undesirable	
<p>Justification:</p> <p>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 Class 4 business and ancillary uses including potential hotel, nursery and local retail.</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> <p>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</p>	

encourage this. Although direct access to the strategic road network is needed for a vehicle refuelling station, this proposal is also for Class 4 and supporting uses, and taken as a whole the site 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 are Wych Elm and Eurasian Red Squirrel.
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, business and ancillary uses 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	<p>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.</p> <p>A string of isolated developments along the AWPR would be highly undesirable and should not be encouraged.</p>

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 the creation of Class 4 employment and ancillary uses, 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.

Development Option B0909 – Land To North Of Peterculter

SITE NUMBER: B0909	NAME of SITE: Land To North Of Peterculter
Proposer: Parkie Property and Development Ltd	
Nature of the proposal: Residential Development (c.6.no units)	
Checklist Score: 45	Constraints: Green Belt and accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>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.</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	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 Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to go over capacity in 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0910 – Land at Inchgarth

SITE NUMBER: B0910	NAME of SITE: Land at Inchgarth
Proposer: Ms Susan Foster/RGU	
Nature of the proposal: Recreational development including research facilities	
Checklist Score: 45	Constraints: Slope, Pitfodles and Lower Deeside Conservation Area, Landscape Fit, Accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This site is located within the Pitfodles and Lower Deeside Conservation Area and the area is currently Green Belt, providing visual and physical separation between Garthdee and Cults. The proposal is for a sports pitch and research facilities that would support RGU: Sport. 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.</p> <p>The landscape impact will vary considerably depending on the detail of any proposals, but the development of just a sports training facility will minimise the impact on the surroundings of the Conservation Area. 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.</p>	

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	There is no identified flood risk in this area. There is a culverted watercourse that runs through the eastern half of the site into the River Dee.
Drainage	3	There did not 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	2	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.

		There are records of bats at the south east corner of the site. There is an area designated as Ancient Woodland along the southern boundary and there are records of Wych elm around the boundary of the site.
Landscape Features	2	The site has a border of mature trees that would screen the site from the Old Deeside Line. The field boundaries are delineated by drystone dykes running north to south.
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 the development of just a sports training facility will minimise the impact on the surroundings of the Conservation Area. 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	3	The development of this facility would add to the mix of land uses in this area, and there would be close connections to the RGU campus at Garthdee.
Accessibility	1	There are no bus stops within 800m of this site.
Proximity to facilities - shopping / health / recreation	3	This development would provide new facilities.
Direct footpath / cycle connection to community and	3	There are core paths and cycle links surrounding this site providing good connections.

recreation facilities and resources		
Proximity of employment opportunities	3	Following the Inchgarth Road the RGU campus is located within 760m. This proposal would provide additional employment opportunities with the University in close proximity to residential areas.
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, but the impact would not be significant as there are not many properties close to the site.
Physical Infrastructural Capacity	3	No conflicts or constraints to physical infrastructural capacity have been observed during the examination.
Service Infrastructure Capacity	3	No expected impact on services.
Other Constraints	2	There are some electricity pylons that pass through the site. The roads in this area are not suitable for significant levels of traffic and the proposed use would attract additional traffic to and through this area.

Development Option B0911 – Albyn Playing Fields

SITE NUMBER: B0911	NAME of SITE: Albyn Playing Fields
Proposer: Albyn School Limited	
Nature of the proposal: Residential Development (approx. 100 units)	
Checklist Score: 49	Constraints: Playing fields
Recommendation: Undesirable	
<p>Justification:</p> <p>This large scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that approx. 100 residential units could be provided. The site is considered to be undesirable for development. The proposed 100 houses would have a significant intrude on the landscape and would potentially damage the character of the area. The site is not really related to the existing settlement. The loss of playing fields is a major issue as is the potential coalescence of Peterculter and Milltimber.</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	Good shelter from northerly winds through topography and vegetation.
Aspect	3	Although the site is mostly flat it has a slight south facing aspect.
Slope	3	The site is generally flat.
Flood Risk	3	No risk of flooding. The site is within the River Dee catchment area.
Drainage	3	The site is freely drained.
Built / Cultural Elements	3	No loss or disturbance to built or cultural elements.
Natural Conservation	3	It is unlikely there will be a loss or disturbance of wildlife habitat or species.
Landscape Features	3	No loss or disturbance of tree belts, woodlands, hedges or stone walls.
Landscape Fit	2	<p>The development of approx. 100 houses would significantly intrude on the surrounding landscape. However, it is felt that extensive screening and that the site is above road level (North Deeside Road), impact on the landscape could be mitigated.</p> <p>The site is within a green buffer that separates Peterculter from Milltimber, thereby protecting their individual identities.</p>
Relationship to existing settlement	2	Development would be peripheral to the existing settlement of Peterculter. It is thought that development here would replicate more of a sub-urban development.
Land Use Mix / Balance / Service Thresholds	2	Development of housing may contribute a little towards a better mix or balance of land uses. The development may provide the basis for attracting and supporting services and facilities due to the mix of housing types.

Accessibility	3	Access to public transport is within 200m of the site.
Proximity to facilities - shopping / health / recreation	1	At present there are no facilities available to the site within 800m.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are a significant range of available footpath / cycle path connections to community, recreation and employment facilities. There are also several core paths proposed connecting the site with the north, east and west.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 km of the site.
Contamination	3	No known contamination issues.
Land Use Conflict	2	Development will cause some land use conflicts. The site is approximately 350m west of the AWPR.
Physical Infrastructural Capacity	3	No constraint to physical infrastructure capacity.
Service Infrastructure Capacity	2	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.
Other Constraints	1	The site is also a playing field and although they are private playing fields, it would still mean the development of replacement playing fields which could result in the potential consumption of greenfield land.

Development Option B0912 – Land at Inchgarth

SITE NUMBER: B0912	NAME of SITE: Land at Inchgarth
Proposer: Ms Susan Foster/RGU	
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	
<p>Justification:</p> <p>This site is located within the Pitfodles and Lower Deeside Conservation Area and the area is currently Green Belt, providing visual and physical separation between Garthdee and Cults. The proposal is for a residential development and a new link road. 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 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. 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. In addition there is no school capacity at either Cults Academy or Cults Primary Schools.</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	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	There is no identified flood risk in this area. There is a culverted watercourse that runs through the eastern half of the site into the River Dee and there is little risk of flooding.
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	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

		<p>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 bats at the south east corner of the site. There is an area designated as Ancient Woodland along the southern boundary and there are 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 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.</p>
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	The roads in this area are not suitable for significant levels of traffic and the proposed use would attract additional traffic to and through this area. There is no capacity in Cults Primary or Academy to accommodate pupils from this residential proposal.
Other Constraints	2	There are some electricity pylons that pass through the site.

Development Option B0913 – Malcolm Road East

SITE NUMBER: B0913	NAME of SITE: Malcolm Road East, Peterculter
Proposer: Churchill Homes Aberdeen Ltd	
Nature of the proposal: Residential (55 units)	
Checklist Score: 44	Constraints: Ancient Woodland
Recommendation: Undesirable	
<p>Justification:</p> <p>This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 55 residential units could be provided. The site is considered to be undesirable for development. The site has issues relating to steep slopes and SNH Ancient Woodland. There is also a lack of significant employment opportunities and a lack of facilities in close proximity.</p> <p>The site was discussed in the Report of Public Inquiry into the Finalised Aberdeen Local Plan and the recommendation was for the site to remain designated as Green Belt / Green Space Network due to Malcolm Road being substandard, woodlands on the site define clearly the northern extent of the built up area and development on the site would not contribute to a compact urban form.</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	Good shelter from northerly winds from existing woodlands.
Aspect	3	Site is south west facing.
Slope	1	The site is very undulating. Areas to the south and east are fairly gentle in slope and there are some relatively flat areas. However, further north and west the slope is much greater with a gradient of around 1 in 8.
Flood Risk	3	There are no known risks of flooding. However, it is noted that there is an open water course to the north west of the site.
Drainage	3	There are no known drainage issues.
Built / Cultural Elements	3	No loss or disturbance of built or cultural elements.
Natural Conservation	1	The site is predominantly covered by SNH Ancient Woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area.
Landscape Features	2	Potential loss or disturbance of significant SNH Ancient Woodland.
Landscape Fit	2	Development would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that any development would be fairly prominent. Bucklerburn Road is considered to provide a robust green belt boundary in this location.
Relationship to existing settlement	2	Development in this area would be partially related to the settlement of Peterculter to the south but unrelated to any settlement to the north or west.

Land Use Mix / Balance / Service Thresholds	1	Residential development in this area would be unlikely to contribute to a better mix or balance of landuses as surrounding landuse is predominantly residential.
Accessibility	2	The site is approx. 450m away from the nearest bus service and bus stops.
Proximity to facilities - shopping / health / recreation	1	The site is approx. 1500m away from Culter District Centre and approx. 1125m from Culter Primary School. The site is not in walking distance from a medical facility, therefore there are limited facilities in close proximity to the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	Core Path 52 (Bucklerburn Road to Easter Anguston Cottage) runs to the south of the site and Aspirational Path 4 (Peterculter – Milltimber) route would be a further extension of this route linking to Milltimber.
Proximity of employment opportunities	1	There are no significant employment areas within 1.6km of the site.
Contamination	3	No known contamination issues.
Land Use Conflict	3	No known land use conflicts.
Physical Infrastructural Capacity	3	Proposer indicates that site is connected to all physical infrastructure.
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 2019.
Other Constraints	3	No other known constraints.

Development Option B0914 – Mid Anguston

SITE NUMBER: B0914	NAME of SITE: Mid Anguston, Peterculter
Proposer: Churchill Homes Aberdeen Ltd	
Nature of the proposal: Residential Development (c.8.no units)	
Checklist Score: 39	Constraints: Hazardous site, Green Belt, Landscape Fit, Accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale residential development would be located on a currently zoned Green Belt site of approximately 2.5 ha. This site is considered to be undesirable for development. It is considered that development on this site (without mitigation measures) would intrude significantly on the surrounding landscape. Any development on this site would be unrelated to existing settlement and would have major accessibility issues. Access to the public transport network is over 2km away from this site and accessibility to existing employment opportunities and local facilities is very poor. It would be car dependent as a result. The site was discussed in the Report of Examination into the Aberdeen Local Development Plan (2012) – the recommendation was that the site be designated as Green Belt. It was noted by the Reporter that residential development on the site would be highly obtrusive in the agricultural landscape. Poor accessibility to the site was also noted.</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	2	The site is afforded some shelter from northerly winds due to existing residential buildings.
Aspect	1	The site is north-east facing.
Slope	2	Overall gradient of the site is 1:15 – a fairly gentle slope.
Flood Risk	3	No flooding risk identified by the SEPA Flood Map. The site falls within the River Dee catchment area.
Drainage	3	The site is freely draining, with no waterlogged areas present. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	Development would result in no loss or disturbance of built or cultural elements.
Natural Conservation	2	Some loss or disturbance of wildlife habitat or species would be expected. Mid Anguston Quarry is no longer a designated site (former District Wildlife Site), however this part of the site is still important in terms of habitat.
Landscape Features	3	No group features, woods, tree belts or hedges are present. A stone wall boundary is present at the southern boundary of the site.
Landscape Fit	1	Development of this site would significantly intrude on surrounding landscape.
Relationship to existing settlement	1	The site lies to the north west of Peterculter. Development of the site would be unrelated to this existing settlement. Mid Anguston should be recognised as a grouping of buildings, not a settlement.

Land Use Mix / Balance / Service Thresholds	1	Residential development would be unlikely to contribute to a better mix of land uses as the surrounding land is predominantly used for residential or Green Belt.
Accessibility	1	Direct access to rail or bus network over 800 metres away (in 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 an existing recreational path to the north of the site although this does not connect to any existing community or employment facilities.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	2	The west boundary of the site is adjacent to land previously used for general quarrying (1869) and (1901) low level contamination.
Land Use Conflict	3	There would be no expected conflict with adjoining land uses.
Physical Infrastructural Capacity	2	The proposer indicates that electricity and water / sewerage are connected to site.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Culter Academy. There are no capacity issues in Peterculter Primary, however Culter Academy is forecasted to exceed capacity in 2019.
Other Constraints	3	No other known constraints.

Development Option B0915 – Contlaw, Milltimber

SITE NUMBER: B0915	NAME of SITE: Contlaw, Milltimber
Proposer: Stewart Milne Homes	
Nature of the proposal: Mixed use development (850 homes, local retail, community facilities, a new primary school with playing fields and open space)	
Checklist Score: 37	Constraints: School capacity and landscape
Recommendation: Undesirable	
<p>Justification:</p> <p>This 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.</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> <p>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.</p>	

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.
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 and Chiroptera bats on the site. Other designated species recorded for this site by NESBReC are: Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer, Hedge Accentor, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle.</p>
Landscape Features	1	<p>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.</p>
Landscape Fit	1	<p>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.</p> <p>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 115, at Nether Beanshill</p>
Relationship to existing settlement	2	<p>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.</p>

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 as early as 2019, whilst for Cults Academy the year over capacity is also 2019. 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.

Development Option B0916 – Loirsbank Road

SITE NUMBER: B0916	NAME of SITE: Loirsbank Road, Cults
Proposer: Forbes Homes Ltd	
Nature of the proposal: Residential (4-5 large detached dwellings)	
Checklist Score: 44	Constraints: Flooding and landscape fit
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 4-5 large semi-detached residential units could be provided. 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 Cults. The site also lies within the boundary of the SEPA 1% annual probability flood risk map. Therefore, if this site were to be developed there is a high risk of flooding and drainage problems.</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	2	Some shelter is provided from northerly winds through topography.
Aspect	3	The site is south east facing.
Slope	3	The site is flat.
Flood Risk	1	Most of the site sits within the 1% probability SEPA Map therefore there is a significant possibility of flooding. There was also a flooding incident reported at a dwelling to the north of the site with drainage problems. The site lies within the River Dee catchment area.
Drainage	1	Although the site looked dry at the time of the site visit (which was in July 2013 when the weather was very dry) there are significant flooding issues that will most definitely raise drainage issues on the flood plain.
Built / Cultural Elements	3	There will be no impact on built or cultural elements.
Natural Conservation	2	There may be some impact on the River Dee SAC and LNCS.
Landscape Features	3	There will be no impact on landscape features.
Landscape Fit	1	Development will significantly impact on the landscape because of the proposals proximity to the River Dee.
Relationship to existing settlement	2	The development would be reasonably well related to the existing settlement as there are residential units to the north and east of the site.
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	3	The site is about 350 m approx. to the nearest bus route and bus stops.
Proximity to facilities - shopping / health / recreation	2	The site is circa 350m to the Cults District Centre and circa. 425m from the nearest medical facility. The site is over 1000m to Cults Academy and Cults Primary.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are cycle paths on North Deeside Road. The site is also very close to a network of paths for walking and / or cycling.
Proximity of employment opportunities	1	There are no significant employment opportunities in 1.6km.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	There are 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 Primary and Cults Academy. Cults Primary is expected to exceed capacity in 2016 and Cults Academy is forecasted to exceed capacity in 2019.
Other Constraints	3	No other known constraints.

Development Option B0917 – Cobblestock, Peterculter

SITE NUMBER: B0917	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	
<p>Justification:</p> <p>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.</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	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, however 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. The River Dee and Culter Burn Special Area of Conservation is located to the east.
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.
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 within the southern area 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 2019.
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.

Development Option B0918 – Countesswells Expansion

SITE NUMBER: B0918	NAME of SITE: Countesswells Expansion
Proposer: Stewart Milne Homes	
Nature of the proposal: Mixed Use development as a planned extension to Countesswells Community (OP58).	
Checklist Score: 44	Constraints: Pylons, Woodland
Recommendation: Undesirable	
<p>Justification:</p> <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	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. There are records of bats within the vicinity of the sites (Common Pipistrelle) and there are several designated species including; Wych Elm, Eurasian Red Squirrel, Small Heath, Hedge Accentor, Red Kite, Eurasian Woodcock and Wild Pansy. There are several areas of Ancient Woodland and established tree belts - Tree Preservation Order 206 is situated to the south of site 4.
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	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. 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.
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	Site 1 is currently zoned to Kingswells Primary/Hazlehead Academy and the other sites are zoned to Cults Primary/Secondary zone. There are anticipated capacity issues at Cults Primary within the next 3 years. There will be new provision within the Countesswells Development for education and development could support these in the longer term.
Other Constraints	3	No other known constraints.

Development Option B0919 – Culter House Road

SITE NUMBER: B0919	NAME of SITE: Culter House Road, Milltimber
Proposer: The Firm of John Adam and Son	
Nature of the proposal: Commercial use - potential for tourism, leisure, recreation and roadside retail.	
Checklist Score: 44	Constraints: Relationship to existing settlement, accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale tourism, leisure and recreation site would be located on a currently zoned Green Belt and Green Space Network. This site is considered to be undesirable for development. Development on this site would significantly impact on the surrounding landscape, and any development would not be related to the main settlement of Peterculter.</p>	

Criteria	Score	Justification
Exposure	2	There is some shelter from northerly winds, with the site sitting on the lee side of a hill and there is a sparse tree belt along the northern edge of the site.
Aspect	3	Site is south east facing.
Slope	2	Approximately 1 in 10 slope; very little undulations.

Flood Risk	3	Site is not identified as being at risk of flooding according to SEPA flood risk maps. There are no recorded flooding incidents on the site and no small watercourses are present. Although this does not imply a total absence of flood risk, it would not appear to be a significant constraint.
Drainage	3	Site appears to be well drained.
Built / Cultural Elements	3	No built or cultural elements present on the site.
Natural Conservation	2	No nature conservation designations cover this site; however it is adjacent to the Peterculter Local Nature Conservation Site. It is also 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 the site. Other designated species also recorded by NESBReC for this site (with 100m buffer) are: Eurasian Red Squirrel and Wych Elm.
Landscape Features	2	The site is currently open agricultural land and as such there are limited landscape features on the site itself; it is bounded by a low drystone wall with the Guttrie Hill woods to the west and a sparse tree belt along the northern boundary. It is likely there will be only limited loss of features.
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 at this point.
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 development would be accessible 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	3	The planned commercial development, with potential for leisure, tourism, recreation and roadside retail would improve the mix of land uses in the area.
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. 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.
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 Craigeibuckler, over 8km distance from the site. This proposal would involve the creation of Class 4 employment and ancillary uses, but the positive impact of this is negated by its inaccessibility to surrounding settlements.
Contamination	3	No contamination constraints identified.
Land Use Conflict	3	Site is surrounded by open countryside; there would be no land use conflicts.

Physical Infrastructural Capacity	3	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	3	This proposal will not generate any additional school age children.
Other Constraints	3	No other known constraints.

Development Option B0920 – Holemill, Peterculter

SITE NUMBER: B0920	NAME of SITE: Holemill, Peterculter
Proposer: Mr Y Thompson	
Nature of the proposal: Residential or Commercial Development	
Checklist Score: 46	Constraints: Green Belt
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt site. The proposer indicates that either residential or commercial development could be provided. 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 be isolated from services and facilities and the main settlement of Peterculter. This would make any development here 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 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 is provided from northerly winds through topography.
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 22.
Flood Risk	3	The Culter Burn runs to the west of the site, however no flooding risk is identified by the SEPA Flood Map. The site is within the River Dee catchment area.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	2	Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the north-western boundary. A Tree Preservation Order (ref 81) lies to the west and north-west of the site.
Landscape Features	3	No woods, tree belts, hedges or stone walls are present.
Landscape Fit	1	Development of this site would intrude significantly 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. 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 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	The proposer indicates that the site could be suitable for either residential or commercial development. Provision of commercial development would contribute significantly towards a better balance and mix of land uses and could offer the impetus for attracting new services and facilities. Provision of residential development would be unlikely to contribute to a better mix or balance of land uses. 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 the site could be suitable for either residential or commercial development.
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 south.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site. If developed for commercial uses then the site itself would be an employment opportunity for the residents of Peterculter, but this would not be considered significant.
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. There is sufficient capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0921 – Foggieton, Countesswells

SITE NUMBER: 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			
<p>Justification:</p> <p>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.</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	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 Foggeton. There are no scheduled monuments or listed buildings within the site.
Natural Conservation	1	<p>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 Foggeton Local Nature 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>here 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</p>

		designated species including; Wych Elm, 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.
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 planed 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 - shopping / health / recreation	1	There are no shopping, health or recreation facilities within 800m of this site although 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 school is forecast to go over capacity in 2016 and Cults Academy in 2019.
Other Constraints	2	Electricity pylons are present on this site.

Development Option B0922 – Land at Murtle Den

SITE NUMBER: B0922	NAME of SITE: Land at Murtle Den, Bieldside
Proposer: Polmuir Properties Ltd	
Nature of the proposal: 2 residential units	
Checklist Score: 44	Constraints: Trees / woodlands and flooding
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 2 residential units could be provided. The site is considered to be undesirable for development. There are a number of open water courses to the east of the site and some of the site to the east lies within the woodland designation and the site is located within the Dee catchment area. The eastern side of the site is likely to have some flooding issues as it lies within the SEPA 1% probability flood map. A number of trees will be lost to the western boundary to create access into the site.</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	The site is well sheltered from northerly winds by existing development and trees.
Aspect	3	The site is south east facing.
Slope	3	The site is relatively flat. However, there is a steep drop from the road to the west of the site where access would be.
Flood Risk	2	The Murtle Dam is located to the north of the site. The east of the site is within the SEPA 1% probability flood map and there are a number of open watercourses to the east of the site. Therefore, there will be a probability of flood risk.
Drainage	2	As part of the site is within the SEPA 1% probability flood map, it is likely there will be some issues with drainage.
Built / Cultural Elements	3	There will be no loss or disturbance to built or cultural elements.
Natural Conservation	2	The most easterly point of the site is within ancient woodland. There may be some disturbance or loss to the ancient woodland.
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 Oldfold allocation.
Land Use Mix / Balance / Service Thresholds	1	The proposal is for residential uses in 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 Oldfold allocation 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 CP72 and 650m from CP66.
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.
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 are available.
Service Infrastructure Capacity	1	Both Milltimber Primary School and Cults Academy will be over capacity in 2019.
Other Constraints	3	No other known constraints.

Development Option B0923 – Peterculter West, Phase 1a

SITE NUMBER: B0923	NAME of SITE: Peterculter West, Phase 1a
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential Development (Phase 1 c.143.no units)	
Checklist Score: 45	Constraints: Green Belt
Recommendation: Undesirable	
<p>Justification:</p> <p>This development would be predominately residential in nature, however the proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach. The site is within the Green Belt and the Green Space Network. 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.</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	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 slopes from north-east to south-west at approximately 1 in 15.
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 flows through the south west of the site. A further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage).
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	Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary. A Tree Preservation Order (ref 81) lies to the west of the site.
Landscape Features	2	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 as any existing woodland would be retained. Potential disturbance is possible as there are tree belts and stone walls along the boundary.

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	2	Direct access to rail or bus network is available between 400-800 metres away on Malcolm Road (First Bus Route 19).
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, Core Path 52 runs adjacent to the south of the site and Shoddy / Waulkmill 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. 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	2	West Craigton Gravel Pit noted within the eastern area of the 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 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0924 – Thornhill, Craigton

SITE NUMBER: B0924	NAME of SITE: Thornhill, Craigton
Proposer: Halliday Fraser Munro on behalf of Barratt East Scotland	
Nature of the proposal: Residential	
Checklist Score: 44	Constraints: Pylons, Priority Habitat
Recommendation: Undesirable	
<p>Justification:</p> <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). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.</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.
Other Constraints	2	High voltage electricity pylons run through the site.

Development Option B0925 – Wellwood

SITE NUMBER: B0925	NAME of SITE: Wellwood
Proposer: First Construction Ltd	
Nature of the proposal: Remove Green Belt Designation	
Checklist Score: 45	Constraints: None
Recommendation: Retain as Green Belt	
<p>Justification:</p> <p>The Green Belt designation in Pitfodels is different to most other areas of the Aberdeen Green Belt as large parts of it are developed for housing. The character of the area between North Deeside Road and Rocklands Road is for very low density houses, which are set well back from North Deeside Road. The mature trees and retaining walls along North Deeside Road help the define the character of this area. The current Green Belt boundary excludes the developed area along Rocklands Road, but includes the undeveloped garden grounds fronting onto North Deeside Road (the undeveloped areas).</p> <p>The area between Cults and Mannofield is afforded good visual separation by the absence of development along North Deeside Road and it is important to maintain this to avoid coalescence and retain the character of the Conservation Area. The impression of separation along North Deeside Road is retained by the mature trees to the north and the high boundary wall to the south, both being very important features in this area. The field subject to this development bid is well screened to North Deeside Road and at present it provides no recreational value. By developing this site there would be a change to the character of this area and it could result in a precedent for further development along North Deeside Road between this site and Airyhall.</p> <p>The Examination into the 2008 Local Plan determined that the strategy of identifying the undeveloped areas as Green Belt as reasonable taking. Overall, it is considered that these areas, even though there is development between Cults and Airyhall, help to provide visual separation and contribute to the character of the Conservation Area.</p>	

Criteria	Score	Justification
Exposure	3	The site has a border of mature trees that screen this site and would afford development shelter.
Aspect	3	The site is south, south-east facing.
Slope	1	The site slopes and has a gradient of approximately 1:10 and this is for the majority of the site.
Flood Risk	2	There is no identified flood risk in this area. There are two culverted watercourses that link into a culvert under north Deeside road.
Drainage	3	There did not 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	2	Wellwood is a Category C (s) listed building and this site forms part of the grounds and setting of this building. Wellwood has been converted to flats and new houses built in the grounds. Further development is unlikely to have a significant impact. The site is also located in the Pitfodels Conservation Area and fronts onto North Deeside Road and development may have a visual impact on the Conservation Area, especially if it would result in the loss of trees.
Natural Conservation	1	The area is surrounded by mature trees that are protected by a TPO and are designated as a priority habitat. Development could be designed to have minimal impact on trees. Whych Elm is recorded on this site and there is ancient woodland to the north of the site with a small area in the north east corner.

Landscape Features	2	The site has a border of mature trees that would screen the site from North Deeside Road. Development should be able to avoid the loss of landscape features, but there may be some loss of trees.
Landscape Fit	2	There is housing on all sides of the site and development on a small scale would not be out of place in this location. However, the area does add to the open and green character of the area and there would be concern that pressure for redevelopment may result in an impact on the setting of the Pitfodles Conservation Area from North Deeside Road.
Relationship to existing settlement	3	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	The development of new houses will not change the land use of the area. Also, it will not change the land use mix or balance.
Accessibility	3	To site is very accessible from the North Deeside Road. This road is going from west to east; the road provides good access opportunities into town and towards Peterculter. The site is approximately 50 meters from the bus stop. There is good bus route (route 19) into the City Centre and to Peterculter.
Proximity to facilities - shopping / health / recreation	2	There is a limited range of facilities within 800m of the site located in Cults.
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	1	There are several (smaller) companies located within a 1.6- kilometre radius, but the area around the site has no significant employment opportunities. It is highly likely that occupiers would be required to travel for work.
Contamination	3	There is no known contamination on this site.
Land Use Conflict	3	There would be no land use conflict arising from the rezoning of this site to residential.
Physical Infrastructural Capacity	3	No conflicts or constraints to physical infrastructural capacity have been observed during the examination.
Service Infrastructure Capacity	1	Development, although on a small scale will add to congestion on North Deeside Road. Site is within the catchments for Cults Academy and Cults Primary, both of which are forecast to go over capacity. Therefore, any potential development would be constrained by school capacity.
Other Constraints	3	No other known constraints.

Development Option B0926 – West Cults Farm

SITE NUMBER: B0926	NAME of SITE: West Cults Farm
Proposer: Mrs G MacLeod	
Nature of the proposal: Residential (2 units)	
Checklist Score: 46	Constraints: Flooding
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 2 residential units could be provided. The site is considered to be undesirable for development. The site is located near to the Allan Park LNCS. Development would only be partially related to the main settlement of Cults. The majority of the site also lies within the boundary of the SEPA 1% annual probability flood risk map. Therefore, if this site were to be developed there is a high risk of flooding and drainage problems.</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	Shelter is provided from northerly winds by the topography.
Aspect	3	The site is south facing
Slope	2	The south of the site is flat. However it should be noted that there is quite a steep slope to the north of the site.
Flood Risk	2	A large part of the site lies within the 1% probability SEPA flood risk map. The site lies within the River Dee catchment area.
Drainage	2	Although the site looked dry at the time of the site visit (which was in July 2013 when the weather was very dry) there are flooding issues that will probably raise drainage issues.
Built / Cultural Elements	3	There will be no impact on built or cultural elements.
Natural Conservation	3	The site is near the North Deeside Railway Line, Allan Park and West Cults Woodland LNCSs. However, there will be no impact on natural conservation.
Landscape Features	2	There will be some loss of trees and a stone wall within the site.
Landscape Fit	3	The development would fit in well with the surrounding landscape.
Relationship to existing settlement	2	The development would be somewhat related to the existing settlement as there are residential units to the north and east of the site.
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	3	The site is approx. 225m away from the nearest bus service and stops.
Proximity to facilities - shopping / health / recreation	2	The site is approx. 700m away from Cults District Centre, approx. 400m away from the nearest medical facility. Cults Academy is approx. 750m away from the site and Cults Primary is over 1000m away from the site. Therefore, the site is in close proximity to a limited number of facilities.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are cycle paths on North Deeside Road. The site is also very close to a network of paths for walking and / or cycling.
Proximity of employment opportunities	1	There are no significant employment opportunities in 1.6km.
Contamination	3	There are no known contamination issues.
Land Use Conflict	1	There are 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 Primary and Cults Academy. Cults Academy is forecasted to exceed capacity in 2019 and Cults Primary is expected to exceed capacity by 2016.
Other Constraints	3	No other known constraints.

Development Option B0927 – Land at Woodend Farm

SITE NUMBER: B0927	NAME of SITE: Land at Woodend Farm
Proposer: The Firm of John Adam and Co	
Nature of the proposal: Chalet Park, a club house and children's play park	
Checklist Score: 42	Constraints: Landscape and accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt site. The proposer indicates that holiday chalets, a club house and play park could be provided. The site is considered to be undesirable for development. Development on this site would significantly impact on the surrounding landscape and development would be very prominent from Culter House Road. The development would also be isolated from the existing settlement which would discourage sustainable modes of transport. It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.</p>	

Criteria	Score	Justification
Exposure	1	The site is exposed to northerly winds.
Aspect	1	The site is north west facing.

Slope	2	There is a relatively steep slope with a gradient of 1:15
Flood Risk	3	There are no known flood risks. However, it is noted there is an open water course to the north of the site.
Drainage	3	There are no known drainage issues. However, it is noted there is an open water course to the north of the site.
Built / Cultural Elements	3	There will be no loss or disruption of built or cultural elements.
Natural Conservation	3	There will be no loss or disruption of natural conservation.
Landscape Features	2	There are trees and stone walls along the eastern boundary. Development on this site would result in the loss of field boundaries.
Landscape Fit	1	Development on this site would significantly intrude on the landscape as development would be very prominent from the road.
Relationship to existing settlement	1	The development is isolated from the existing settlement of Peterculter. It is noted that the site is in close proximity to the site with planning permission for a cricket pitch, club house and associated parking but the site remains isolated to Peterculter.
Land Use Mix / Balance / Service Thresholds	3	The chalets, club house and play area would bring other uses to an area with predominantly agricultural and residential uses.
Accessibility	1	The site is over 1km from the nearest bus service and bus stops.
Proximity to facilities - shopping / health / recreation	1	The site is approx. 1800m from Culter District Centre and medical facilities are not in walking distance of the site.

Direct footpath / cycle connection to community and recreation facilities and resources	1	There are no Core Paths within 800m of the site.
Proximity of employment opportunities	2	The development of chalets and a club house would be a small scale employment opportunity in its own right.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	The site is currently agricultural land. Evidence of this was recorded during the site visit (July 2013).
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Service Infrastructure Capacity	3	The development of chalets, club house and play park will not increase pressure on the schools.
Other Constraints	3	No other known constraints.

Development Option B0928 – Land to the West of Malcolm Road, Peterculter

SITE NUMBER: B0928	NAME of SITE: Land to the West of Malcolm Road, Peterculter
Proposer: The Firm of John Adam and Co	
Nature of the proposal: Residential Development (c.16.no units)	
Checklist Score: 40	Constraints: Green Belt, Green Space Network, LNCS, SAC, Flood Risk
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale residential site would be located on a currently zoned Green Belt site which also lies within the Green Space Network. The site lies to the west of allocated site OP134 (Peterculter Burn). 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 and is remote from the village centre. The Culter Burn runs to the west and south of the site and part of the southern area the site is identified as at risk from flooding. The Culter Burn to the south is part of the River Dee and Culter Burn SAC and is an LNCS.</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	2	The site is afforded some shelter from northerly winds through topography.
Aspect	2	The site is generally on a south facing slope.
Slope	2	The site rises from 35 AOD to 40 AOD. At it's steepest the gradient is roughly 1:8 however the majority of the site is roughly 1:20.
Flood Risk	2	The Culter Burn lies to the south and west of the site and a risk of flooding within the southern area of the site is identified by the SEPA Flood Map. A flooding incident on Linn Moor Road to the west of the site is also noted (surface run off)
Drainage	1	Proposer indicates that around 40% of the site is poorly drained. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements. Waulkmill Bridge (a Category B listed building) is noted to the west of the site, crossing the Culter Burn.
Natural Conservation	2	The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. The River Dee and Culter Burn SAC runs along the west and southern edges of the site.
Landscape Features	2	There are trees along the burn and stone walls along the site boundary.
Landscape Fit	2	Development would intrude into the surrounding landscape. Development on this site would be seen from Deeside Road.
Relationship to existing settlement	2	The site lies to the west of Peterculter, to the west of Local Development Plan (2012) allocation OP134 (Peterculter Burn). Development on this site would only be partially related to the existing settlement of Peterculter and is remote from the village centre.

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 the rail or bus network would be within 800 metres away (on Malcolm Road)
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. Core Path 52 lies adjacent to the northern boundary of the site.
Proximity of employment opportunities	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	2	West Craigton Quarry site located within the eastern area of the site boundary.
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 in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0930 – Deeside Golf Club

SITE NUMBER: B0930	NAME of SITE: Deeside Golf Club
Proposer: Deeside Golf Club	
Nature of the proposal: 3.no residential units	
Checklist Score: 44	Constraints: School capacity, landscape fit
Recommendation: Undesirable	
<p>Justification:</p> <p>This small scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 3 residential units could be provided. The site is considered to be undesirable for development. The site would significantly intrude on the surrounding landscape of the area. The site is south of the North Deeside Railway Line which acts as a buffer between development and greenspace. This provides a robust green belt boundary in the area and prevents development proposals encroaching the valley area of the River Dee. The site also has no employment opportunities near to the site, therefore people would be inclined to travel in their cars generating more road traffic. It would be inappropriate to allow this kind of development south of the North Deeside Railway Line when it is seen as a buffer and boundary between development and greenspace.</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	There is good shelter from northerly winds through the vegetation and development to the north.
Aspect	3	The site is south-east facing.
Slope	3	The site is flat.
Flood Risk	2	The site is around 150m north of the area shown to be liable to flood on the SEPA map. It is also about 20m above the area shown liable to flood. However, there is a small watercourse to the west of the site.
Drainage	2	There was no evidence of bad drainage at the site on the most recent site visit. However, it has been noted in the past that there was evidence of poor drainage before. There is a small watercourse to the west of the site and half of the site is within the watercourse's catchment area.
Built / Cultural Elements	3	There will be no loss or disturbance of built or cultural elements.
Natural Conservation	2	There will be some loss of natural conservation in the form of trees to the north boundary. However, it is noted that this area is improved grassland and therefore unlikely to contribute significantly to the surrounding environment.
Landscape Features	2	Some potential loss of natural conservation in the form of the trees around the perimeter.
Landscape Fit	1	The development would cause significant intrusion to the surrounding landscape. The site is south of the Deeside Line which acts as a buffer between development to the north and more open greenspace and countryside to the south.

		The Deeside Line forms a strong and easily identifiable boundary between these areas. This prevents development proposals in the valley area of the River Dee and complements and protects the SAC.
Relationship to existing settlement	1	There is no relationship with existing settlement as it is sporadic and isolated with little development to the south of the North Deeside Line. Although there are isolated pockets of existing development to the south of the Deeside Line, in general developments here would appear sporadic and isolated from the main settlement of Cults and Bielside.
Land Use Mix / Balance / Service Thresholds	1	There will be no contribution to a better balance of land uses as the area is predominantly residential.
Accessibility	3	The site is less than 300m to a bus stop.
Proximity to facilities - shopping / health / recreation	2	The site is over 1000m away from the nearest GP, over 1000m away from the nearest primary and secondary schools and is only over 200m away from the nearest shopping facility. Therefore there are limited facilities within 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources	2	The site is connected to Core Path 66.
Proximity of employment opportunities	1	There are no employment opportunities within a 1.6km distance of the site.
Contamination	3	No contamination or tipping present.

Land Use Conflict	3	No expected conflict.
Physical Infrastructural Capacity	3	The developer insures that the site has connections to all physical infrastructure.
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 2019.
Other Constraints	3	No other known constraints.

Development Option B0931 – Land at Cadgerford, Westhill

SITE NUMBER: 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: Pipeline and Flooding
Recommendation: Undesirable	
<p>Justification:</p> <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 and there is a significant area of the site at risk from flooding. 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 a expansion of Westhill, which has not been identified in the Strategic Development Plan as a Strategic Growth Area. Therefore, development in Westhill should be restricted to that which supports local services.</p>	

The overall vision and spatial strategy of the Aberdeen 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	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 flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site. There is a large area along the western boundary that is at risk from flooding. There is also a drain that runs east to west into the Brodiach Burn.
Drainage	2	The site has two priority habitats towards the south of the site that are wetland habitats and this may indicated 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	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 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.
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 oath 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 2011 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.

Development Option B0932 – Backhill, Westhill

SITE NUMBER: B0932	NAME of SITE: Backhill, Westhill
Proposer: Stewart Milne Homes	
Nature of the proposal: Mix of uses including: residential and commercial	
Checklist Score: 49	Constraints: Flooding
Recommendation: Undesirable	
<p>Justification:</p> <p>The Green Belt designation in Pitfodels is different to most other areas of the Aberdeen Green Belt as large parts of it are developed for housing. The character of the area between North Deeside Road and Rocklands Road is for very low density houses, which are set well back from North Deeside Road. The mature trees and retaining walls along North Deeside Road help the define the character of this area. The current Green Belt boundary excludes the developed area along Rocklands Road, but includes the undeveloped garden grounds fronting onto North Deeside Road (the undeveloped areas). The area between Cults and Mannofield is afforded good visual separation by the absence of development along North Deeside Road and it is important to maintain this to avoid coalescence and retain the character of the Conservation Area.</p> <p>The impression of separation along North Deeside Road is retained by the mature trees to the north and the high boundary wall to the south, both being very important features in this area. The field subject to this development bid is well screened to North Deeside Road and at present it provides no recreational value. By developing this site there would be a change to the character of this area and it could result in a precedent for further development along North Deeside Road between this site and Airyhall.</p> <p>The Examination into the 2008 Local Plan determined that the strategy of identifying the undeveloped areas as Green Belt as reasonable taking into account the objective of green belts.</p>	

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	1	There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site.
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 (a designated species) has 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 community and recreation facilities and resources	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 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 2011 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.

Development Option B0933 – Binghill Farm

SITE NUMBER: B0933	NAME of SITE: Binghill Farm
Proposer: W Donald	
Nature of the proposal: Residential (approx. 100 units)	
Checklist Score: 41	Constraints: Landscape and lack of facilities in close proximity
Recommendation: Undesirable	
<p>Justification:</p> <p>This large scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that circa 100 residential units could be provided. The site is considered to be undesirable for development. The site is located above the 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.</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	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	There will be no loss to natural conservation. However, it is noted that 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 development should not impact on the Ancient Woodland.
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 95m 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 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. Both Milltimber Primary and Cults Academy are forecasted to exceed capacity in 2019.

Other Constraints	3	There are no other known constraints.
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Development Option B0934 – Hill of Ardbeck, Peterculter

SITE NUMBER: 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	
<p>Justification:</p> <p>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.</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	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 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.
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 Culter Academy. There is sufficient capacity in Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.

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.

Development Option B0935 – Peterculter East

SITE NUMBER: B0935	NAME of SITE: Peterculter East
Proposer: Bancon Developments	
Nature of the proposal: 38 residential units (Area A – 10 units and Area B – 28 units)	
Checklist Score: 46	Constraints: Landscape and proximity to River Dee SAC
Recommendation: Undesirable	
<p>Justification:</p> <p>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. A very small part of the site also lies within the boundary of the SEPA 1% annual probability flood risk map.</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	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 extreme south of Area A is located within the SEPA 1% probability flood risk outline. There is also a water course to the north west Area B. It enters the site as a culvert and is then open to the west of the site and then is culverted again to leave from the south east of the site. The site is located within the River Dee Catchment Area.
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 is 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.
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 2019.
Other Constraints	3	No other known constraints.

Development Option B0936 – Peterculter East Business Park

SITE NUMBER: B0936	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:</p> <p>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 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 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.
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.

Development Option B0937 – Newmill, Peterculter

SITE NUMBER: 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	
<p>Justification:</p> <p>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.</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	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.
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 2019.
Other Constraints	3	No other known constraints.

Development Option B0938 – Kennerty Farm

SITE NUMBER: 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	
<p>Justification:</p> <p>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.</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	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.
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.
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, Culter Academy is forecasted to exceed capacity in 2019.
Other Constraints	3	No other known constraints.

Development Option B0939 – Craigton Road, Pitfodels

SITE NUMBER: B0939	NAME of SITE: Craigton Road, Pitfodels
Proposer: Bancon Developments Ltd	
Nature of the proposal: Residential development including a care home	
Checklist Score: 47	Constraints: Pylons, Ancient Woodland
Recommendation: Undesirable	
<p>Justification:</p> <p>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> <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	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. There are records of bats in the area and Wych Elm, Eurasian Red Squirrel, Northern Lapwing and Common Kestrel, all of which are designated species. Site lies within the River Dee Catchment Area.
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. It is anticipated that there will be capacity issues at Airyhall Primary by 2015 and Hazlehead Academy by 2020.
Other Constraints	3	No other known constraints.

Development Option B0940 – Milltimber South

SITE NUMBER: B0940	NAME of SITE: Milltimber South
Proposer: Bancon Developments	
Nature of the proposal: Proposal 1 – Residential and commercial (60 residential units and 1225 sq. m. commercial space) Proposal 2 – Employment land	
Checklist Score: Proposal 1 – 47 Proposal 2 – 52	Constraints: Landscape Fit
Recommendation: Proposal 1 and Proposal 2 are both undesirable	
Justification: Proposal 1 - 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. Proposal 2 – This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that employment land 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, although the proposal indicates thee will be minimal visual impact.	

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.
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	Proposal 1 – The majority of the proposal is residential. However, some commercial uses are proposed alongside the residential development.
	3	Proposal 2 – Employment land would deliver a much better mix of uses within the surrounding area.
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	Proposal 1 - No significant employment opportunities within 1.6km of the site.
	3	Proposal 2 – The development would be an employment opportunity in its own right.
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	Proposal 1 – The site is zoned to Cults Academy and Milltimber Primary School. Both Cults Academy and Milltimber Primary are forecasted to exceed capacity in 2019.
	3	Proposal 2 – Employment land would have no impact on the capacity of Cults Academy or Milltimber Primary School.
Other Constraints	3	There are no other known constraints.

Development Option B0941 – Peterculter West, Phase 1b

SITE NUMBER: B0941	NAME of SITE: Peterculter West, Phase 1b
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential Development (Phase 1 c.143.no units)	
Checklist Score: 46	Constraints: Green Belt
Recommendation: Undesirable	
<p>Justification:</p> <p>This development would be predominately residential in nature, however the proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach. The site is within the Green Belt and the Green Space Network. 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.</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	2	Some shelter is provided from northerly winds through topography.
Aspect	3	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 30.
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 flows through the centre of the site. A further open tributary is noted to the northern boundary. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage).
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	Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary. A Tree Preservation Order (ref 81) lies to the west of the site.
Landscape Features	2	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 as Proposer indicates that any existing woodland would be retained. Potential disturbance is possible.
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,

		<p>however, further development would appear sporadic and isolated.</p> <p>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.</p>
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	2	Direct access to rail or bus network is available between 400-800 metres away on Malcolm Road (First Bus Route 19).
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, Core Path 52 is noted to the south of the site and Shoddy / Waulkmill 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. 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 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0942 – Peterculter West, Phase 2a

SITE NUMBER: B0942	NAME of SITE: Peterculter West, Phase 2a
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential Development (Phase 2 c.201.no units)	
Checklist Score: 45	Constraints: Green Belt
Recommendation: Undesirable	
<p>Justification:</p> <p>This development would be predominately residential in nature, however the proposer does however indicate that some local employment could also be provided as part of 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.</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	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 is fairly gentle sloping from north-east to south-west at approximately 1 in 22.
Flood Risk	3	The Culter Burns runs to the west of the site and a small area at the western boundary of the site is identified as at risk of flooding by the SEPA Flood Map. An open watercourse flowing into the Culter Burn flows through the centre of the site. A further open tributary is noted to the eastern boundary.
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	Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary. A Tree Preservation Order (ref 81) lies to the west of the site.
Landscape Features	2	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 as Proposer indicates that any existing woodland would be retained. Potential disturbance is possible.
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.
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 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0943 – Peterculter West, Phase 2b

SITE NUMBER: B0943	NAME of SITE: Peterculter West, Phase 2b
Proposer: Stewart Milne Homes	
Nature of the proposal: Residential Development (Phase 2 c.36.no units)	
Checklist Score: 47	Constraints: Green Belt
Recommendation: Undesirable	
<p>Justification:</p> <p>This development would be predominately residential in nature, however the proposer does however indicate that some local employment could also be provided as part of 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.</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	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 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 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).
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 2019.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

Development Option B0944 – Thornhill

SITE NUMBER: B0944	NAME of SITE: Thornhill
Proposer: Clarendon Planning and Development	
Nature of the proposal: Residential as an expansion to OP58: Countesswells	
Checklist Score: 44	Constraints: Pylons, Priority Habitat
Recommendation: Undesirable	
<p>Justification:</p> <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	<p>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.</p> <p>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). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.</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

		<p>Aberdeen's agricultural heartlands as wooded farmland.</p> <p>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.</p>
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.
Other Constraints	2	High voltage electricity pylons run through the site.

Development Option B0945 – Land at Inchgarth

SITE NUMBER: B0945	NAME of SITE: Land at Inchgarth
Proposer: Ms Susan Foster/RGU	
Nature of the proposal: Recreational Development	
Checklist Score: 47	Constraints: None
Recommendation: Undesirable	
<p>Justification:</p> <p>This site is located within the Pitfodels and Lower Deeisde Conservation Area and the area is currently Green Belt, providing visual and physical separation between Garthdee and Cults. The proposal is for a sports pitch that would support RGU: Sport and the sports pitch. This area provides visual separation between Garthdee and Cults and development would result in the incremental loss of the Green Belt in this location.</p>	

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	There is no identified flood risk in this area. There is a culverted watercourse that runs through the eastern half of the site into the River Dee and there is little risk of flooding.
Drainage	3	There did not 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	2	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. There are records of bats at the south east corner of the site. There is an area designated as Ancient Woodland along the southern boundary and there are records of Wych elm around the boundary of the site.
Landscape Features	2	The site has a border of mature trees that would screen the site from the Old Deeside Line. The field boundaries are delineated by drystone dykes running north to south.
Landscape Fit	2	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 the development of a sports pitch is unlikely to be significant.
Relationship to existing settlement	2	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. This area provides visual separation between Garthdee and Lower Deeside, but the development of a sports pitch would have minimal impact.
Land Use Mix / Balance / Service Thresholds	3	The development of this facility would add to the mix of land uses in this area, and there would be close connections to the RGU campus at Garthdee.
Accessibility	1	There are no bus stops within 800m of this site.
Proximity to facilities - shopping / health / recreation	3	This development would provide new 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, and this development would support the campus.
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	3	There would be no impact on services.
Other Constraints	2	There are some electricity pylons that pass through the site. The roads in this area are not suitable for significant levels of traffic and the proposed use would attract additional traffic to and through this area.

Development Option B0946 – Contlaw Road, Milltimber

SITE NUMBER: B0946	NAME of SITE: 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	
<p>Justification:</p> <p>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.</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	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 Culter 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. The Milltimber West path runs through the site as does Aspirational Core Path 4 (Milltimber to Peterculter).
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 as early as 2019, whilst for Cults Academy the year over capacity is also 2019. There would therefore be insufficient school capacity for this development.
Other Constraints	3	No other known constraints.

Development Option B0947 – Huxterstone

SITE NUMBER: B0947	NAME of SITE: Huxterstone
Proposer: ANM Group LTD	
Nature of the proposal: Retail/Commercial/Business Use	
Checklist Score: 42	Constraints: Exposure, slope, landscape fit, connectivity
Recommendation: Undesirable	
<p>Justification:</p> <p>The proposal is for a foodstore and a mix of uses, expected to be retail or employment related. The site is 17 hectares gross. A business park development on this site would contribute to a better mix and balance of land uses in the area, but there is already a significant development of employment land on the other side of the A944. The site is located close to the proposed AWPR South Kingswells Junction, and retail in this location would be highly accessible. Therefore, this retail location would have a large catchment area and is likely to have significant impacts on existing retail areas including the City Centre. At present there would only be support for retail development that is directly associated with new development areas. This site is not within any development area and would be serving a catchment wider than that of Countesswells. The alternative use for commercial and business use would not be promoted in this area either. There is sufficient land allocated for employment development in the extant Local Development Plan to meet a rising demand and there is a significant amount of land allocated on the north side of the A944 identified for employment development. Development of Prime Four has commenced and there is still a significant area remaining undeveloped.</p> <p>For these reasons it is considered that there is no benefit to be gained by allocating this site for development at this point in time while there is significant land for employment development currently available in close proximity.</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 of large employment or retail units 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	A business park 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 retail/commercial development by car.
Proximity to facilities - shopping / health / recreation	2	This development would provide retail uses 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 business park on this site would create significant 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 business park 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.

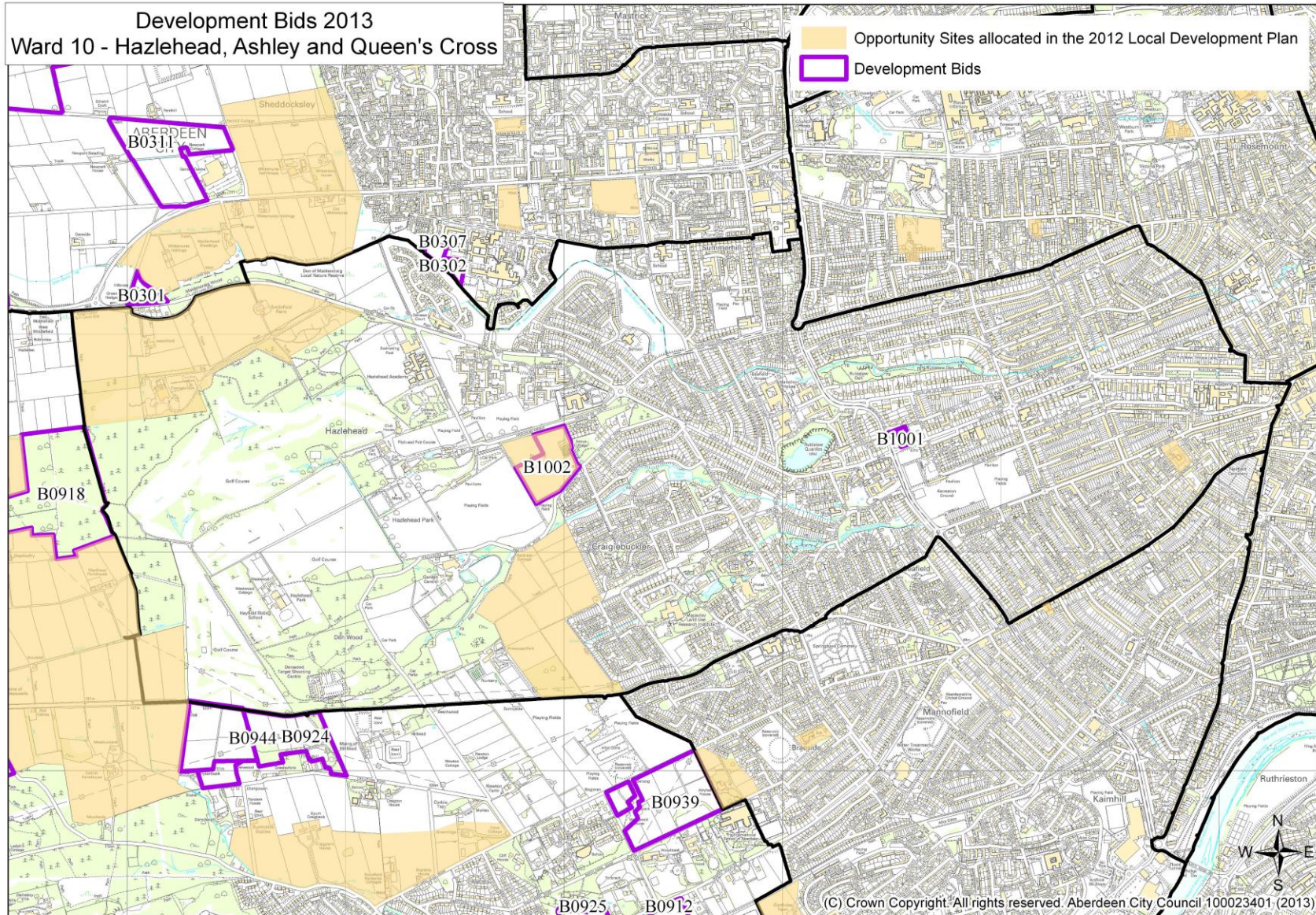
Ward 10 - Hazlehead/Ashley/Queens Cross

B1001 – Queens Road

B1002 – Grove Nursery, Hazledene Road

Development Bids 2013
Ward 10 - Hazlehead, Ashley and Queen's Cross

- Opportunity Sites allocated in the 2012 Local Development Plan
- Development Bids



Development Option B1001 – Queens Road

SITE NUMBER: B1001	NAME of SITE: Queens Road
Proposer: Neil Rothnie Architects	
Nature of the proposal: Business	
Checklist Score: 55	Constraints: Listed Buildings, Conservation Area
Recommendation: Undesirable	
<p>Justification:</p> <p>There is a distinct gap between the current West End Office Area and the adjacent Residential zoning in which this site sits. The development of offices on this site could lead to the loss and/or disturbance of Category B Listed buildings and their surroundings. Both Gatepiers and boundary walls are specifically included in the list description title. Any change to the use of these buildings could lead to the loss of rear boundary walls & rear gardens due to car parking pressures.</p> <p>This section of Queens Road has a residential character and the zoning for the West End Office Area would not be appropriate. There may be the potential to sympathetically convert the properties to business use providing that the proposal causes no conflict with, or cause any nuisance to, the enjoyment of the existing residential amenity. It would also be important that any development does not impact on the listed buildings or the Conservation Area. For this type of development and the conversion of listed buildings there must be more detail to reach a judgment on the suitability of the proposal. It is considered that the current residential zoning of this site is entirely appropriate and should remain.</p>	

Criteria	Score	Justification
Exposure	3	Site is well sheltered from northerly winds by the surrounding built up area.
Aspect	3	South facing.
Slope	3	Very gentle slope towards the south.
Flood Risk	3	No known risk of flooding.
Drainage	3	Site appears to be freely drained.
Built / Cultural Elements	1	The site lies within the Albyn Place/Rubislaw Conservation Area and contains 3 Category B Listed buildings. There are another 2 Category B Listed buildings on either side of this development site.
Natural Conservation	2	The southern part of this site is within Tree Preservation Order Area 13. There are records of bats (Chiroptera) in the area and Wych Elm, Common Tern, Eurasian Woodcock and Hedge Accentor, all of which are designated species. The site lies within the River Dee Catchment area.
Landscape Features	2	Potential loss to listed boundary walls.
Landscape Fit	3	Development would be reasonably unobtrusive as this is already a built up area.
Relationship to existing settlement	3	Very well related to existing settlement.
Land Use Mix / Balance / Service Thresholds	2	The area is currently zoned as residential but is close to the West End Office area. The development of offices in this area would have a fairly neutral impact on land use mix.

Accessibility	3	The site is within 400m of a range of bus services.
Proximity to facilities - shopping / health / recreation	3	There are a wide range of facilities within 800m of this site.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Core path 96 – Castlegate to Anderson Drive runs directly in front of this site along Queens Road and there are many direct footpaths to close by facilities.
Proximity of employment opportunities	3	This is a proposed office development.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No known land use conflict.
Physical Infrastructural Capacity	3	Proposer indicates that all three utilities are present on site.
Service Infrastructure Capacity	3	As this is a proposal for office development there would be no increased pressure placed on education facilities.
Other Constraints	3	No other known constraints.

Development Option B1002 – Grove Nursery, Hazledene Road

SITE NUMBER: B1002	NAME of SITE: Grove Nursery, Hazledene Road
Proposer: Aberdeen City Council	
Nature of the proposal: Retail Garden Centre (with opportunities for a social enterprise model)	
Checklist Score: 53	Constraints: None
Recommendation: Preferred	
<p>Justification:</p> <p>This site is a horticultural nursery for the Council and part of the original site has consent for a recycling centre. In the current Local Development Plan the area is allocated for sports facilities, which has been the position since 2008. There does not appear to be any interest in putting this site to that proposed use anymore. The site is well screened and would have minimal impact on the surrounding landscape providing the trees are retained. There is an existing access from Hazledene Road for the existing use. The current guidance on retailing contained in Hierarchy of Centres states that the city centre and retail parks are appropriate for large bulky comparison goods, only the city centre is afforded protection against the impact on vitality and viability. Garden centres are an atypical city centre use and are often used as more of a destination than simply a retail unit. There are other garden centres that this could draw trade away from, but these are not located in areas where there is protection.</p> <p>Housing and Environment Committee of 12 March 2013 agreed to pursue the use of the site as a nursery in association with a social enterprise. The change of allocation from a sports facility to a nursery does not represent a significant change in the impact on the environment and surrounding area. Indeed, impacts could be reduced. It is recommended that the preferred use of the current opportunity site be amended to ‘Social enterprises specialising in a nursery, horticulture and/or allotments and other associated uses appropriate to the Green Belt.’ It is also suggested that the border of trees be maintained through the protection of Greenspace Network.</p>	

Criteria	Score	Justification
Exposure	3	The site has a border of mature trees that screen this site and would afford development shelter.
Aspect	3	The site is fairly flat with a slight south east aspect.
Slope	3	Relatively flat site.
Flood Risk	2	There is no identified flood risk in this area. The West Burn of Rubislaw is culverted and runs west to east across the southern section of the site. There was a flood of the nursery buildings in 2001 due to a choked channel.
Drainage	2	There did not appear to be any drainage issues at the time of the site inspection although this was undertaken in June during a fairly dry period and there are known drainage issues in the Hazlehead area.
Built / Cultural Elements	3	This site is in close proximity to Hazlehead Garden and the north of the site fronts onto Hazlehead Avenue, a gateway to the Garden. However there is an existing nursery and the development is unlikely to have an impact on its setting.
Natural Conservation	3	The area appears overgrown at present, and is used as a nursery, there are no designated sites. There is woodland on the site and surrounding the site and there is the possibility that development could result in the loss of trees that provide a valuable habitat. There are recordings of bats in this area. The proposal is unlikely to have a significant impact.
Landscape Features	2	The site has a border of mature trees and stone walls. There are also trees on site and there may be some potential loss of trees.

Landscape Fit	3	There are existing buildings on the east side of the site with access onto Hazledene Road and with the surrounding trees development could be designed to have a minimal impact on the landscape.
Relationship to existing settlement	3	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.
Land Use Mix / Balance / Service Thresholds	1	Development would not impact on the land use mix in Hazlehead.
Accessibility	2	The nearest bus stop is within 600m of the site.
Proximity to facilities - shopping / health / recreation	3	For this development this criteria is not relevant.
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	For this development this criteria is not relevant.
Contamination	2	This is the site if a former plant nursery present from circa 1925. Potential for contamination is low, but it would be necessary to carry out a risk-based site investigation, (in accordance with best practice).
Land Use Conflict	3	There would be no conflict, as the current use is for a nursery. Any significant increase in traffic may change the residential character of Hazledene Road.

Physical Infrastructural Capacity	3	Infrastructure exists.
Service Infrastructure Capacity	3	There will be no significant impact on the provision of services.
Other Constraints	3	There are no other constraints.

Ward 11 - Airyhall/Broomhill/Garthdee

No Development Options submitted for this Ward

Ward 12 - Torry/Ferryhill

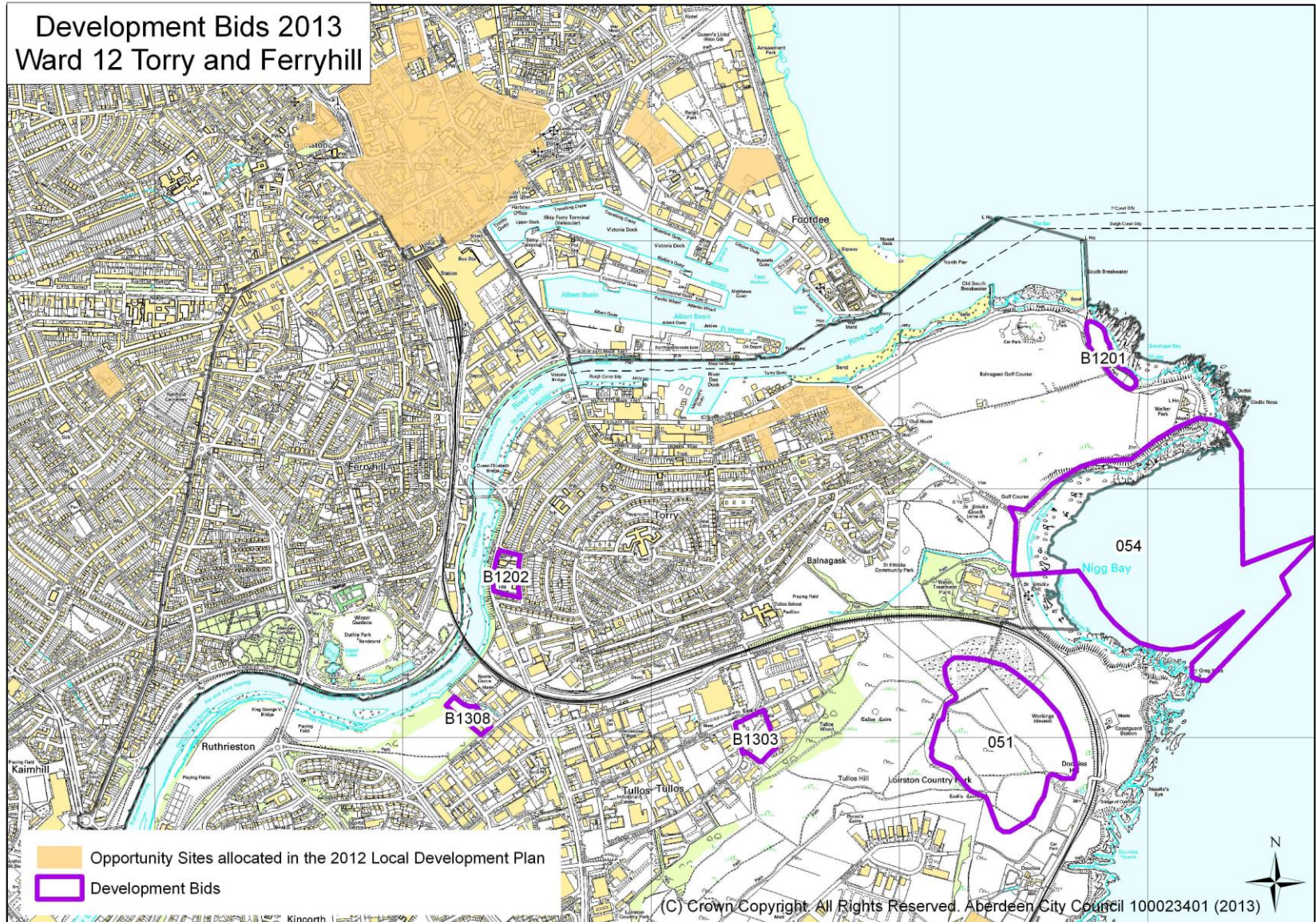
B1201 – Greyhope Bay

B1202 – Craiginches Prison, Torry

Additional Representations:

054 – Aberdeen Harbour Expansion – *Please refer to Main Issues Report Section 7 (Supporting Business and Industrial Development) for discussion on this Representation.*

Development Bids 2013 Ward 12 Torry and Ferryhill



Development Option B1201 – Greyhope Bay

SITE NUMBER: B1201	NAME of SITE: Greyhope Bay
Proposer: Ms Fiona McIntyre	
Nature of the proposal: Wildlife centre and coffee house with viewing point	
Checklist Score: 40	Constraints: Access, landscape, nature conservation
Recommendation: Undesirable	
<p>Justification:</p> <p>This is a unique and interesting proposal, and the aim of improving understanding and interpretation of the wildlife to be found in and around the headland and bay is supported in principle. However, the acceptability of a visitors centre on this site would depend heavily on its being designed to a high standard that minimized landscape impact and the impact on the setting of nearby designated heritage assets. Access to the site is very poor.</p>	

Criteria	Score	Justification
Exposure	1	The site is in an extremely exposed, elevated coastal location with no shelter from northerly or easterly winds.
Aspect	3	Relatively flat site
Slope	3	Relatively flat site

Flood Risk	2	Site is not currently identified as an area of flood risk according to SEPA Flood Risk Maps. However it is in a coastal location and is highly likely to be vulnerable to the future effects of climate change, for example extreme weather events or rising sea levels. It is possible that even a moderate storm event could cause flooding on this site.
Drainage	3	Pools of standing water within potholes on the current car park site.
Built / Cultural Elements	2	<p>The Girdle Ness headland has many historic features present, of varying importance. The proposed site is in close proximity (approx 300m) to both the Torry Battery Scheduled Monument and the Girdle Ness Light House, a Category A Listed Building, and has the potential to impact upon the setting of both.</p> <p>Other non-designated heritage assets are also present on or close to the site, including anti-tank blocks associated with the battery, boundary stones and the site of cottages, suggesting that the area may be of archaeological significance.</p>
Natural Conservation	2	<p>The site is covered by the Balnagask to Cove Local Nature Conservation Site and development may have a negative impact upon its conservation objectives. However it is noted that the development would be educational in nature and contribute to the understanding and interpretation of the natural heritage of the area.</p> <p>Site is in close proximity to the mouth of the River Dee SAC.</p>
Landscape Features	2	The site is very open and there are no specific landscape features such as tree belts or stone walls. However the wild, coastal character of the headland is a key feature of the landscape which would be impacted by development. Part of the site is currently in use as a poorly maintained informal car park.
Landscape Fit	1	The site sits on a prominent part of the coastline and would be clearly visible from all around the headland. The appropriateness of its fit into the landscape would be entirely dependent on the design of the proposed development, which would need to be of high quality, discreet design so as to minimize intrusion into the landscape.

Relationship to existing settlement	1	Development would be isolated and poorly related to existing settlement.
Land Use Mix / Balance / Service Thresholds	2	Would provide a greater range of facilities on the headland and provide new educational and recreational facilities to attract people to visit the headland.
Accessibility	1	Access to bus network over 800m away. Unlikely a bus service would be able to be provided along the coast road.
Proximity to facilities - shopping / health / recreation	1	There are no shopping facilities within 800m of the site. Set within Girdle Ness headland- local recreational opportunities include coastal walks; heritage features and golf course, the enjoyment of which may be enhanced by the proposed visitors centre. Health facilities n/a
Direct footpath / cycle connection to community and recreation facilities and resources	3	The site is well connected to the Core Path network (Coastal Path South) and the cycle network, connecting the site to nearby community facilities at Torry.
Proximity of employment opportunities	3	Not applicable to the proposed use.
Contamination	2	The northern part of the site is identified as being potentially contaminated. This site was used as a timber works and timber yard. 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	3	No significant land use conflicts.
Physical Infrastructural Capacity	1	Physical infrastructure capacity unknown at present

Service Infrastructure Capacity	3	Service infrastructure capacity unknown at present but given the nature of the proposal, there are unlikely to be any conflicts
Other Constraints	1	Currently zoned as Green Belt and Green Space Network. Road access along the coast road is very poor.

Development Option B1202 – Craiginches Prison, Torry

SITE NUMBER: B1202	NAME of SITE: Craiginches Prison, Torry
Proposer: Scottish Prison Service	
Nature of the proposal: Allocate as an opportunity site for redevelopment following the closure of the prison. Proposed future use undetermined at this stage.	
Checklist Score: 54	Constraints: Primary School Capacity
Recommendation: Desirable	
<p>Justification:</p> <p>The redevelopment of this brownfield site scores well in nearly all categories. The only exception is that Walker Road Primary School is forecast to go over capacity in 2014 and will remain so for the foreseeable future. Any housing proposals for this site are therefore likely to require an education contribution to overcome this. No specific uses are proposed at the moment so we would propose identifying the site as an opportunity site for development and await further details from the proposer as to the precise nature of development. Given the context of the surrounding area, it is likely that a residential/office/mixed use development would be acceptable but the primary school capacity situation needs to be addressed.</p>	

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds through existing built up area surrounding the site.
Aspect	3	Relatively flat site; surrounding development west-facing.

Slope	3	Relatively flat site.
Flood Risk	3	Site is not identified as being at known risk of flooding from coastal or fluvial sources according to SEPA flood risk maps. A previous flooding incident has been recorded at Walker Road adjacent to the site; cause unknown. This indicates that the site may be vulnerable to future flooding but it cannot be considered significant at this time.
Drainage	3	Existing prison on the site; adequate infrastructure for drainage of the site presumed to be in place.
Built / Cultural Elements	2	There are no designated built/cultural heritage assets affecting this site. However the prison building (1890) may be regarded as an important non-designated heritage asset.
Natural Conservation	3	There are no natural conservation designations on the site. It is in close proximity to the River Dee SAC and the Dee Valley LNCS. Designated species recorded for this site by NESBReC (with 100m buffer) are Wych Elm, Common Goldeneye, Eurasian Woodcock. It is likely that these are associated with the River Dee valley to the west of the site.
Landscape Features	3	No natural landscape features. Currently in use as a working prison.
Landscape Fit	3	The current prison building is surrounded by an imposing security wall that physically separates the prison from surrounding residential development and as a result intrudes significantly into the local built environment. Redevelopment, with the demolition of the wall, would be a significant improvement in terms of landscape fit with the rest of the area.
Relationship to existing settlement	3	Site is well related to existing settlement at Torry, with the site fully integrated physically with surrounding development.

Land Use Mix / Balance / Service Thresholds	2	Proposed use unclear at present, so not possible to assess contribution to land use mix.
Accessibility	2	Direct access to bus network between 400-800m walking distance.
Proximity to facilities - shopping / health / recreation	2	Nearest local shops available at Oscar Road within 400m walking distance. More significant range of shops available less than 600m distance on Victoria Road. Supermarkets Lidl and Tesco also within 300m distance on Wellington Road. Walker Road Primary School less than 500m distance. Closest medical facilities at Ferryhill Medical Practice, over 1km distance. Significant open space available at Abbotswell Road, approx 800m distance.
Direct footpath / cycle connection to community and recreation facilities and resources	3	There are direct footpath/pavement connections to local community facilities in Torry. There are no Core Paths or cycle facilities directly connecting to the site.
Proximity of employment opportunities	3	Significant employment opportunities available at Tullos and Altens Industrial Estates.
Contamination	3	No known contamination on site.
Land Use Conflict	3	Proposed use unclear at present, so not possible to assess land use conflict. Redevelopment for likely uses (residential, mixed use) unlikely to present a significant conflict with surrounding residential.
Physical Infrastructural Capacity	3	Physical infrastructure capacity is presumed to be available given the current use.
Service Infrastructure Capacity	1	Walker Road Primary School is forecast to go over capacity in 2014 and will remain so for the foreseeable future. Any housing proposals for this site are therefore likely to

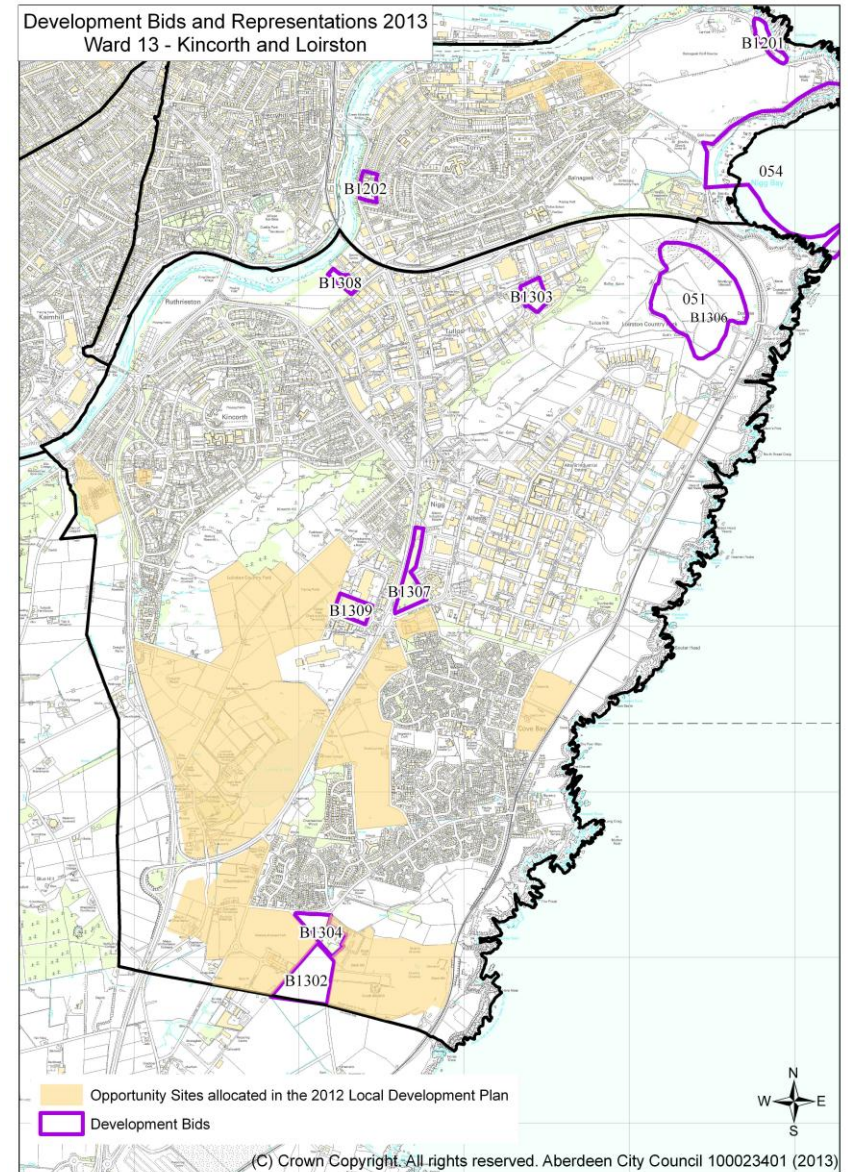
		require an education contribution to overcome this.
Other Constraints	3	No other known constraints.

Ward 13 – Kincorth / Loirston

- B1302 – Blackhills of Cairnrobin
- B1303 – Gas Holder Station, Greenwells Road
- B1304 – Rigifa
- B1306 – Land at Doonies Hill, Peterseat
- B1307 – Land to the North of Souter Road
- B1308 – Abbotswell Road
- B1309 – Wellington Road (Makro Superstore)

Additional Representations:

051 – Solar Farm – *Please refer to Main Issues Report Section 9 (Climate Change) for discussion on this Representation.*



Development Option B1302 – Blackhills of Cairnrobin

SITE NUMBER: B1302	NAME of SITE: Blackhills of Cairnrobin, Cove Bay
Proposer: Hermiston Securities	
Nature of the proposal: Extension to existing Business and Industrial Land at OP69 (Aberdeen Gateway).	
Checklist Score: 44	Constraints: Quarry Blasting
Recommendation: Undesirable	
<p>Justification:</p> <p>Part of the proposed site was originally included as OP79 in the LDP Proposed Plan. 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.</p> <p>In addition, 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	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 the proposal OP69 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 OP69 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 significantly over 800 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 (OP72) and Loirston (OP77). 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; OP69 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 (OP71) which shares its western border with this site.

Development Option B1303 – Gas Holder Station, Greenwells Road

SITE NUMBER: B1303	NAME of SITE: Aberdeen Gas Holder Station, Greenwells Road
Proposer: Scotia Gas Networks	
Nature of the proposal: Gas Holder Station to be decommissioned and subsequent identification as opportunity site for retail/mixed use.	
Checklist Score: 45	Constraints: Land use conflict; accessibility
Recommendation: Undesirable	
<p>Justification:</p> <p>Given the nature of the surrounding area it is unlikely that anything other than an industrial type use is appropriate for this site. Higher value uses such as residential and retail are considered inappropriate and are likely to conflict with current uses. The current industrial zoning should be retained.</p>	

Criteria	Score	Justification
Exposure	2	Site has some shelter from northerly winds due to surrounding development. There is also tree belt on the northern side of Greenwell Road which also provides a degree of shelter for this site.
Aspect	1	Relatively flat site with a slight north- facing aspect. Land rise steeply to the south (Tullos Hill landfill site), meaning that future development is shaded will be shaded from the south and therefore likely to be oriented to the north.

Slope	3	Relatively flat site; very gentle slope (approx 1:18)
Flood Risk	3	Site is not identified as being an area of known flood risk from fluvial and coastal sources according to SEPA flood risk maps. No recorded flooding incidents 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	No areas of standing water visible on site. The site is currently in operational industrial use as a gas holder site and it may be presumed that the existing drainage of surface water is adequate.
Built / Cultural Elements	3	The site of a farmstead recorded by Canmore lies on the north-east boundary of the site, indicating that the site may be of archeological interest. However, there are no visible remains of the farmstead and this is not a significant constraint. There are no designated heritage assets on the site.
Natural Conservation	2	No natural conservation designations affect this site, however it is in close proximity to Tullos Hill LNCS to the North. The area to the north and east of the site are identified as areas of potential bat habitat (woodland) and a bat survey may need to be carried out. The site is within the catchment of the River Dee SAC. No designated species recorded for this site by NESBReC.
Landscape Features	3	No significant natural or historic landscape features remain on site, with the exception of a small number of individual trees/large bushes but these are of limited landscape value. The site is bordered to the north by Tullos Wood and Tullos Hill, identified as an area of Prime Landscape. Site is currently dominated by a large gas holder installation and associated structures.
Landscape Fit	3	The site is relatively well concealed by surrounding development on the industrial estate, and the rise of Tullos Hill to the north. Given its location, redevelopment is not likely to intrude significantly into the surrounding landscape and a high quality design of buildings may be an improvement in terms of landscape fit.

Relationship to existing settlement	2	<p>The site is very well related to the existing Tullos/ Redmoss industrial estate, and is directly accessible from Greenwell Road, one of the main access routes into the estate.</p> <p>However, the site is at the south eastern end of the industrial estate, furthest from residential, shops and other facilities at Nigg/Torry. If the site were to be redeveloped for retail/mixed use, it would be poorly related to nearby residential and mixed use settlement.</p>
Land Use Mix / Balance / Service Thresholds	2	<p>Redevelopment of this site for retail/mixed uses would improve the land use mix of the area. However this is not desirable in this instance as the area is an identified Business and Industrial area that should be reserved/ protected for these uses. There may also be significant land use conflicts associated with non-industrial uses (see below).</p>
Accessibility	1	<p>The nearest bus facilities are over 800m away on Wellington Road. No buses enter the Tullos Industrial Estate itself.</p>
Proximity to facilities - shopping / health / recreation	2	<p>There are no local shopping facilities within 800m of the site (the proposed use of this site is for retail/mixed use). The nearest school is within 800m (Tullos Primary) and is directly linked to the site by a Core Path (see below). There are no health facilities within 800m of the site. The site is within 800m of recreational opportunities at Tullos Hill/Loirston Country Park</p>
Direct footpath / cycle connection to community and recreation facilities and resources	3	<p>A Core Path passes directly by the site, and connects the site with Torry to the north and Nigg/Kincorth to the south. There are direct pavement connections to all parts of the surround area. There are non dedicated cycle routes of facilities serving the site.</p>
Proximity of employment opportunities	3	<p>Employment opportunities available within East Tullos/Redmoss and Altens industrial estates within 1.6km. Site is integrated into an existing Business and Industrial area.</p>
Contamination	1	<p>This site is situated within the East Tullos Industrial Estate. 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 Current site of a</p>

		gas holder station; it may be expected that the land would require remediation once the holder is decommissioned.
Land Use Conflict	1	Significant conflicts with adjoining land uses may be expected. The surrounding uses are predominantly low-amenity with a household waste centre, minerals processing etc. On the day of site visit, the area was noisy with a strong smell of gas. The redeveloped use is likely to suffer from a low amenity environment as a result of these conflicts.
Physical Infrastructural Capacity	3	Unknown at present but given the built up nature of the area, these are assumed to be present.
Service Infrastructure Capacity	3	No issues arising assuming that a residential use on this site is not appropriate.
Other Constraints	1	East Tullos contains a number of uses that would be incompatible with anything other than an industrial type use due to noise, disturbance and odors present.

Development Option B1304 – Rigifa

SITE NUMBER: B1304	NAME of SITE: Rigifa, Cove
Proposer: Mr Ian Stephen	
Nature of the proposal: Employment with possible local retail	
Checklist Score: 45	Constraints: Quarry blasting
Recommendation: Undesirable	
<p>Justification:</p> <p>The current site formed part of a larger development bid that 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.</p> <p>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.</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	2	Some shelter from surrounding houses to the north. A tree belt oriented North- South exists through the middle 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. The proposals suggest that Rigifa Farm buildings will be retained and converted for office use. No other built or cultural elements on the site.
Natural Conservation	3	Priority habitat in the wooded area to the west side of the 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 Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin and Temminck's Stint.
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 in the eastern part of the site.

Landscape Fit	1	The proposed development of new business uses on the western part of the site would site adjacent to the Aberdeen Gateway Business Park, which is being developed a short distance to the south. However, the masterplan for Aberdeen gateway indicates 'landscaped zone' along its northern boundary, meaning that development at Rigifa would appear to be actually quite separate from the finished Aberdeen Gateway development.
Relationship to existing settlement	1	Situated across the road from existing residential development. Will be separated from Aberdeen Gateway development by 'landscaped zone' along OP69's northern border.
Land Use Mix / Balance / Service Thresholds	2	Providing employment (business use) with the potential for some local retail. OP69 already allocated for significant business development; this site would not contribute significantly to an enhanced mix.
Accessibility	2	Closest bus stop approximately 410m from the site, at Charleston Drive (First route number 3).
Proximity to facilities - shopping / health / recreation	1	Site proposed for office development with possible local retail so education and health facilities not required. Cove neighborhood centre- 1642m distance.
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 opportunities	3	There is employment opportunity 990m from the site at Marywell Cove. There are new office developments being build at present very close to the site at Aberdeen Gateway.
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.

Development Option B1306 – Land at Doonies Hill, Peterseat

SITE NUMBER: B1306	NAME of SITE: Land at Doonies Hill, Peterseat
Proposer: Aberdeen City Council (Economic and Business Development)	
Nature of the proposal: One or more three-bladed wind turbines measuring up to 100m to tip height.	
Checklist Score: 54	Constraints: Landscape fit
Recommendation: That the site is not identified as an opportunity for a wind turbine. The proposal would be subject to a new policy which will be prepared alongside the Proposed Local Development Plan.	
<p>Justification:</p> <p>Using the guidance contained in the Draft SPP there are no Group 1 (absolute) constraints in Aberdeen and there should be no areas identified where development will not be permitted. However, the limited land within the authority boundary for Aberdeen does not cater particularly well for medium to large wind farm developments. Drawing together all of the constraints identified in Group 2 (Airport, community separation of 2.5km) shows no location where there is the potential to identify areas of search (See Strategic Framework for Wind Farms and Turbines). This does not preclude the development of wind turbines in Aberdeen City, but that any approach for dealing with proposals will have to be different. In summary there are no areas that require protection and there are no areas that can be identified as suitable for wind turbine development.</p> <p>It is recommended that detailed guidance is provided on the considerations that will be used to determine applications for planning permission. This guidance will need to consider all of the factors within Group 2 of SPP and any other local factors. It will also need to provide advice on how the cumulative impact of wind turbines will be determined as on their individual merits small to medium turbines may be appropriate, but a number of turbines in close proximity or within a landscape may have unacceptable impacts.</p> <p>It should be noted that the site indicated is part of an area of land identified by the Harbour Board for temporary construction purposes in associated with their proposals for a new harbour at Nigg Bay.</p>	

Criteria	Score	Justification
Exposure	3	The site is very exposed, but given the nature of the proposal, this would be an advantage.
Aspect	3	Not applicable to this development.
Slope	3	The site is relatively flat.
Flood Risk	3	Although the site is close to the sea, its position at the top of the cliffs means that flooding is unlikely to be an issue.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	There are no historic sites close to the site.
Natural Conservation	2	<p>Site is in close proximity to two Local Nature Conservation Sites, Balnagask to Cove along the coast and Tullos Hill to the west, as well as the Nigg Bay SSSI.</p> <p>Designated species for this site (with 100m buffer) according to NESBReC records are: Common Linnet, Common Eider, Eurasian Curlew, Northern Lapwing, Common Redshank, Eurasian Tree Sparrow, Purple Sandpiper, House Sparrow, Herring Gull, Common Starling, Common Kestrel, Sky Lark, Common Seal, Common Swift, Song Thrush, Yellowhammer, Black-headed Gull, Eurasian Woodcock, Scottish Scurvygrass and Purple Milk-vetch.</p>
Landscape Features	3	There are few landscape features in the area.
Landscape Fit	1	This is an open cliff top coastal location – a landscape which provides a distinct sense of place of Aberdeen and which contributes to its landscape setting. As such it is zones

		green belt and it is considered that this designation is entirely appropriate in this location. Because of its open nature, any development it likely to be visually intrusive.
Relationship to existing settlement	3	The site is reasonably distant from sensitive receptors such as residential areas, although it will be visible from Doonies Farm
Land Use Mix / Balance / Service Thresholds	3	Not applicable to the proposed development.
Accessibility	3	Not applicable to the proposed development.
Proximity to facilities - shopping / health / recreation	3	Not applicable to the proposed development.
Direct footpath / cycle connection to community and recreation facilities and resources	3	Not applicable to the proposed development.
Proximity of employment opportunities	3	Not applicable to the proposed development.
Contamination	3	North: The former Ness Landfill site is located within the area of the site and is the subject of a long-term monitoring strategy and contamination/ pollution monitoring programme. This area is unlikely to be suitable for most forms of redevelopment. If any development is proposed for the site, a detailed risk assessment for contaminated land and a feasibility study will be required prior to any Planning Permission being granted.

		South: This site is situated within the Altens Industrial Estate. 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	2	The proposal is close to the coastal footpath which is a core path. Its presence would be obvious to users of the path and may detract from the otherwise open character of the area. Wind turbines in this location would require consultation with the Airport and NATS – these present a constraint to all such developments in the City.
Physical Infrastructural Capacity	3	The proposer has indicated that the site can be appropriately accessed and serviced. In particular, there are various electricity grid connection options available in the locality.
Service Infrastructure Capacity	3	Not applicable to the proposed development.
Other Constraints	1	This area is part of the undeveloped coast. Development will only be permitted on undeveloped coast if there is no other suitable site, that the natural and historic environment and recreational value are unaffected and that there is an overriding environmental benefit to the proposal.

Development Option B1307 – Land to the North of Souter Road

SITE NUMBER: B1307	NAME of SITE: Land to the North of Souter Road
Proposer: Heron Property Ltd	
Nature of the proposal: Proposed for development, type to be confirmed (residential, business/office, retail, hotel)	
Checklist Score: 50	Constraints: Nature conservation, landscape features, urban green space
Recommendation: Undesirable	
<p>Justification:</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> <p>Furthermore, development of this site would represent the loss of a high quality and well-used area of designated open space, in an area that currently lacks quality public open space. The site is also home to dense varied woodland cover that is likely to provide valuable habitats and biodiversity, which would be lost if development were to take place.</p>	

Criteria	Score	Justification
Exposure	3	Good protection from northerly winds, due to a tree belt just outside the northern boundary of the site.
Aspect	3	Relatively flat site
Slope	3	Relatively flat site
Flood Risk	3	No part of the site is identified as being at risk of flooding according to SEPA Indicative Flood Risk Maps. The site may also be affected by other sources of flooding including ground water and surface water, which are difficult to assess at this stage.
Drainage	3	No waterlogging present on site. However, the site is currently densely wooded and it is difficult to assess if drainage would become an issue once the site was cleared for development.
Built / Cultural Elements	2	<p>There is a continuous section of a large consumption dyke running along the length of the site, although it is not currently a designated heritage asset. This is now partly covered/hidden by vegetation and trees.</p> <p>It may be possible that development could take place without this feature being lost if appropriate mitigation measures were in place, and indeed its setting may even be enhanced. There are no other significant constraints with regards to built and cultural heritage.</p>
Natural Conservation	1	The site is currently covered by good quality, varied woodland and ground cover. It is likely that the site is a valuable habitat and promotes biodiversity, and that development would result in the loss and disturbance of wildlife. The site is identified as a potential bat habitat. The northern 'finger' of the site is also identified as a Priority Habitat. Identified as an area of potential bat habitat.

		<p>The site is currently designated as Urban Green Space and Green Space Network. The Open Space Audit identifies the site as being of high quality, situated in an area of relatively poor quality open space. Several of the footpaths leading in and around the site that appear to be well used and have received recent investment.</p> <p>Designated species recorded for this site by NESBReC (with 100m buffer) is Wych Elm.</p>
Landscape Features	1	The vast majority of the bid site is covered by varied woodland and ground cover. It is likely that development would result in the loss of most if not all of the woodland present on the site.
Landscape Fit	3	The site is highly visible to traffic driving along Wellington Road in both directions. It is surrounded by office/commercial development meaning that development of a similar type would not be obtrusive and would fit in with the character of the surrounding area.
Relationship to existing settlement	2	Development would be well related to surrounding development on all sides of the site, including employment areas at Altens industrial estate and Wellington circle. It will be partially related to the residential area of Nigg, but is separated from Nigg by Wellington Road.
Land Use Mix / Balance / Service Thresholds	2	The proposer has not confirmed what type of development would take place, therefore it is not possible to assess the contribution it would make to land use mix.
Accessibility	3	Access to bus network within 400m. This bus route provides convenient access to the rail station and harbour.
Proximity to facilities - shopping / health / recreation	1	There are no local community facilities within 800m of the site. The nearest facilities are located in Cove.
Direct footpath / cycle connection to	3	There are good pedestrian and cycle links to surrounding employment areas at Altens and Wellington Circle, and the nearby residential areas of Nigg and Cove Bay. This

community and recreation facilities and resources		includes a Core Path and cycle route which runs SE to NW through the site. There is a pedestrian crossing facilitating access across Wellington Road
Proximity of employment opportunities	3	The site is in close proximity to significant employment opportunities at the Wellington Circle and Altens industrial/commercial areas.
Contamination	3	There does not appear to be any significant potential contamination on the site itself. The site is surrounded by large industrial sites which may themselves be contaminated, but it is not considered to be a significant constraint on this site.
Land Use Conflict	2	The site is surrounded by large industrial estates, which presents issues of noise, impact on air quality and the movement of heavy goods vehicles. This would present a conflict with residential use. However, the proposer has not confirmed what type of development would take place on this site, therefore it is not possible to assess in detail any potential land use conflicts.
Physical Infrastructural Capacity	3	Capacity for infrastructure not known at present but given the built up nature of the surrounding area, it is assumed to be present.
Service Infrastructure Capacity	3	Currently split between Loirston and Kirkhill Primary Schools and Torry and Kincorth Academies. All these schools have some capacity should residential development be proposed.
Other Constraints	3	No other known constraints.

Development Option B1308 – Abbotswell Road

SITE NUMBER: B1308	NAME of SITE: Abbotswell Road
Proposer: Halliday Fraser Munro on behalf of clients	
Nature of the proposal: Rezone area from Business and Industry to Mixed use. This opens the site up to increase opportunity for residential development.	
Checklist Score: 51	Constraints: Land Use Conflict; Residential Amenity; Landscape Impact
Recommendation: Undesirable	
<p>Justification:</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> <p>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.</p>	

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.

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.

Development Option B1309 Wellington Road (Makro Superstore)

SITE NUMBER: B1309	NAME of SITE: Wellington Road (Makro Superstore)
Proposer: William Pears Group	
Nature of the proposal: Identify site as strategic retail centre	
Checklist Score: 53	Constraints: Existing allocation for foodstore at OP76; Business and Industrial land
Recommendation: Undesirable	
<p>Justification:</p> <p>The assessment has shown that this site is highly suitable for development, which is evidenced by its current zoning for Business and Industry and current use as a Makro wholesale retailer. However, it would be undesirable as an option for a new retail food store because OP76 directly opposite the site is currently zoned for a new supermarket. We consider that there is no need for an additional foodstore to serve Loirston/Cove. This site is also within an area zoned as Business and Industry and it is likely that the site would be able to find a new Business and Industry use which would be most appropriate for the site given its existing zoning.</p>	

Criteria	Score	Justification
Exposure	3	Some/good shelter from northerly winds due to surrounding development.
Aspect	3	Relatively flat site. Current building oriented towards Wellington Road in an east facing direction.

Slope	3	Relatively flat site.
Flood Risk	3	Site is not identified as being at risk of flooding according to SEPA flood risk maps. There are no recorded flood incidents for this site and there are no small watercourses. Although this does not imply a total absence of flood risk it is unlikely to be a significant constraint.
Drainage	3	Site is currently occupied by a large wholesale retailer. It can be assumed that current drainage systems are adequate. No evidence of drainage problems on the site.
Built / Cultural Elements	3	No built or cultural heritage constraints on site.
Natural Conservation	3	No natural conservation constraints on site.
Landscape Features	3	Site has already been developed for use. No significant original/natural landscape features remain on site.
Landscape Fit	3	Site would be well situated within the existing Wellington Road Industrial Park. Would not intrude into the surrounding landscape and depending on design may be an improvement on the current industrial warehouse style of the existing building.
Relationship to existing settlement	3	Strong relationship to existing development at Cove Bay and Altens Industrial estate. Will also be close to significant residential/mixed use development at locations in the south of the city.
Land Use Mix / Balance / Service Thresholds	1	Dependant on type of development. Retail uses on this site unlikely to contribute to mix any further than what is currently there, given the site's use as a retail wholesaler. The area is also currently zoned as Business and Industrial land. Therefore, new development would not be looking to promote a mix of uses within this area, which should remain protected for Business and Industrial use.

Accessibility	3	Site is well served by bus stops on Wellington Road (service nos. 3 and 21) and is also adjacent to the Calder Park and Ride facility.
Proximity to facilities - shopping / health / recreation	1	Local shopping and health facilities available at Cove Bay (no accession but unlikely to be within 800m). Future supermarket planned for directly opposite the site (OP76).
Direct footpath / cycle connection to community and recreation facilities and resources	3	Site is connected to cycle routes (shared footway) leading to the City Centre, Altens and Cove. Also connected by direct footpaths and pedestrian crossings across Wellington Road.
Proximity of employment opportunities	3	Close proximity to employment opportunities at Wellington Road and Altens Industrial Estate, both within 1.6km.
Contamination	2	This site is situated within the Wellington Road Industrial Estate. 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	3	No likely land use conflict.
Physical Infrastructural Capacity	3	Fully connected to physical infrastructure. Capacity would require to be assessed in line with new proposals at planning applications stage.
Service Infrastructure Capacity	3	Not applicable for a retail development.
Other Constraints	1	There is currently a site allocated for a supermarket directly opposite the proposed site (OP76, currently the Thistle Hotel). We consider that there is no need for an additional foodstore to serve Loirston/Cove. This site is also within an area zoned as Business and

		Industry and it is likely that the site would be able to find a new Business and Industry use which would be most appropriate for the site given its existing zoning.
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Representations on Existing Allocations in the Aberdeen Local Development Plan

Representations were also received on the following sites which are already identified in the existing Aberdeen Local Development Plan (2012). We have not carried out detailed site assessments for these sites as assessments were undertaken in the preparation of the 2012 Plan. The principle of development has therefore already been established on these sites, albeit some are phased to be released at a later date.

OP26 Craibstone North

A representation was received from CALA Homes (East) Ltd and the Scottish Rural University Campus seeking that 18.5 hectares of land currently zoned 'Future Growth' (2024-2030) be brought forward and zoned as mixed use, residential and educational purposes. The Aberdeen City and Shire Structure Plan 2009 requires the Aberdeen Local Development Plan to identify 70 hectares of employment land for the period 2024-2030. The allocation at OP26 Craibstone North makes up 18.5 hectares of this land. We intend to keep this land as 'Future Growth' in the next Local Development Plan so that the employment phasing remains in compliance with the Structure Plan and Proposed Strategic Development Plan.

OP29 Craibstone South

CALA Homes (East) Ltd and Scottish Rural University Campus also submitted a representation suggesting a reduction in the number of units allocated for OP29 Craibstone South from 1000 units to 600 units to better reflect the capacity of the site. The capacity of this site is not something we consider needs to be reviewed at present. It would be more appropriate to consider site numbers in more detail following the outcomes of the masterplanning process.

OP32 Dyce Drive (Part) – The Dyce Drive employment allocation is currently split between two zonings – BI1 Business and Industry (which allows Class 4, 5 and 6 uses) and BI2 Specialist Employment (which restricts uses to Class 4 offices). However, nearly all of the BI2 Specialist Employment land now has planning permission for Class 5 and 6 uses as well as Class 4. We therefore propose to rezone the BI2 land at Dyce Drive to BI1.

OP62 Oldfold

A representation was received from CALA Homes (East) Ltd and the Seven Incorporated Trades of Aberdeen Trade Widows Fund seeking the continued allocation of OP62 Oldfold (Phase 2) in the next Local Development Plan. It is intended that O62 Oldfold will be carried over into the next Local Development Plan, along with the release of other phase 2 sites as planned.

OP75 Stationfields

Two representations were received, one from Scotia Homes Ltd and one from Stewart Milne Homes, seeking the continued allocation of OP75 Stationfields in the next Local Development Plan. It is intended that OP75 Stationfields will be carried over into the next Local Development Plan.

OP76 Souter Head Road

A representation was received from Hermiston Securities Ltd seeking the removal of OP76 Souter Head Road as a retail opportunity and the reallocation of such an opportunity site within OP77 Loirston (Block B3 in the Loirston Development Framework). We have contacted the owners of land at OP76 Souter Head Road to seek clarification of their intentions for the site. We will review this issue following a response from the owners.

OP78 Charleston, Cove

Hermiston Securities Ltd also submitted a representation seeking that the allocation at OP78 Charleston, Cove which is currently phased as 'Future Growth' (2024-2030) be brought forward in the next Local Development Plan. The Aberdeen City and Shire Structure Plan 2009 requires Aberdeen City Council to identify 70 hectares of employment land for the period 2024-2030. The allocation at OP78 Charleston makes up 20.5 hectares of this land. We intend to keep this land as 'Future Growth' in the next Local Development Plan so that the employment phasing remains in compliance with the Structure Plan and Proposed Strategic Development Plan.

OP135 Woodside

A representation was received from GSS Developments (Aberdeen) Ltd and Aberdeen Lads Club seeking the continued allocation of OP135 Woodside in the next Local Development Plan. It is intended that OP135 Woodside will be carried over into the next Local Development Plan.

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>This should be a fairly simple exercise. In cases where</p>	<p>GIS Contour Mapping</p> <p>Assessment provided by landowner / developer to support a site.</p> <p>Site Visits</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>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>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 presence of water, ice or snow, can become problematic.</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
<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?</p> <p>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>	<p>Considerable risk of natural or man made flooding.</p>	<p>Little risk of natural or man made flooding.</p>	<p>No known risk of natural or man made flooding.</p>
<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 Land Capability for</p>	<p>Poorly drained / waterlogged</p>	<p>Some small pockets of poor drainage (less than 5% of land area)</p>	<p>Freely drained</p>

Criteria	Source of Information	Score 1	Score 2	Score 3
	Agriculture Map (1984) Assessment provided by landowner / developer to support a site.			
<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 then consultation with the nominated experts must be carried out.</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 by landowner / developer to support a site.</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.
<p>Natural Conservation</p> <p>Is there likely to be any significant or potential loss or disturbance of wildlife habitat or species. Can natural</p>	<p>Nature Conservation Strategy</p> <p>GIS Mapping</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>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>	<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>			
<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</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 	<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>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>Photos</p>			
<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</p>	<p>Landscape Character Assessment</p> <p>Landscape Strategy Part 1</p> <p>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>

Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Scottish Natural Heritage is advisable. Assessment may be aided through other professional assessment prepared by a landowner / developer to support a proposal.</p>				
<p>Relationship to existing settlement</p> <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>

Criteria	Source of Information	Score 1	Score 2	Score 3
<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 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>Local Development Plan 2012</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development of either housing or employment land would be unlikely to contribute to a better mix or balance of landuses, or provide the impetus for attracting facilities.</p>	<p>Development of housing or employment land would contribute a little towards a better mix or balance of landuses, and/or provide some basis for attracting new services and facilities.</p>	<p>Development of housing or employment land would contribute significantly towards 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</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Bus Facilities • Bus Stops <p>Accession Model</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
<p>impacts be mitigated without other harmful effects? Where sites are sufficiently large that only a small proportion of it would be within the recognised accessibility standard and the rest increasingly remote, then it might be reasonable to sub-divide the site in order to assess its accessibility.</p>	<p>Site Visits Assessment provided by landowner / developer to support a site.</p>			
<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>Accession Model Local Development Plan 2012 Assessment provided by landowner / developer to support a site</p>	<p>There are no available facilities within 800 metres of the site.</p>	<p>This is a limited range of available facilities within 800metres of the site.</p>	<p>There is a significant range of available facilities within 800 metres of the site.</p>

Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Direct footpath / cycle connection to community 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>Accession Model</p> <p>Local Development Plan 2012</p> <p>Assessment provided by landowner /</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>developer to support a 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 may be capable of remediation through development activity.</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
<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>	<p>Significant conflict with adjoining land uses expected.</p>	<p>Some conflict with adjoining land uses expected.</p>	<p>No expected conflict with adjoining land uses.</p>
<p>Physical Infrastructural Capacity</p> <p>Are there any significant constraints to physical infrastructural capacity? Can infrastructural impacts be mitigated without other</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>

Criteria	Source of Information	Score 1	Score 2	Score 3
<p>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>Service Infrastructure Capacity</p> <p>Are there any significant constraints to service 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>GIS Mapping</p> <ul style="list-style-type: none"> • Primary and Secondary School Catchments <p>School Roll Forecasts</p> <p>Assessment provided by landowner / developer to support a development option.</p>	<p>Significant constraint to service infrastructural capacity (e.g. no school capacity available)</p>	<p>Some constraint to service infrastructural capacity (e.g. limited school capacity available that may require delays or phasing of development).</p>	<p>No constraint to service infrastructural capacity (i.e. both primary and secondary school capacity available)</p>

Criteria	Source of Information	Score 1	Score 2	Score 3
<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>