

The Aberdeen Landscape Study

Landscape Sensitivity Assessment

February 2021





Planning and Sustainable Development
Aberdeen City Council
Marischal College
Broad Street
Aberdeen
AB10 1AB

Acknowledgments

Douglas Harman thanks the Project Team for their dedicated support and hard work in producing this study. Thanks are also extended to members of the Project Steering Group and in particular, Claire McArthur, Deb Munro, Laura Campbell, Jo Duncan, Donna Laing, Piers Blaxter, Ailsa Anderson and Katherine Southwell whose enthusiasm and helpful advice have been integral to the development of this project.

All maps are reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. ©Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401 (2017). The Ordnance Survey mapping within this publication is provided by Aberdeen City Council under licence from Ordnance Survey in order to fulfil its public function as a planning authority. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping for their own use. www.ordnancesurvey.co.uk

Project Team

Aberdeen City Council

Claire McArthur, Deb Munro and Donna Laing



NatureScot

Laura Campbell and Jo Duncan



Aberdeenshire Council

Piers Blaxter, Ailsa Anderson and Katherine Southwell



Douglas Harman Landscape Planning

Douglas Harman



Buchan Landscape Architecture

Nigel Buchan



Carol Anderson Landscape Associates

Carol Anderson



Countryside

Jonathan Porter



Fiona Fyfe Associates

Fiona Fyfe



Contents

| | |
|--------------------------------------|----------|
| 1. Introduction | Page 6 |
| 2. Methodology | Page 8 |
| 3. Stage 1 – Defining the study area | Page 11 |
| 4. Stage 2 – Initial evaluation | Page 15 |
| 5. Stage 3 – Detailed evaluation | Page 20 |
| Unit assessments | |
| 1c..... | Page 33 |
| 2b..... | Page 38 |
| 3a..... | Page 43 |
| 4b..... | Page 48 |
| 4c..... | Page 52 |
| 5a..... | Page 56 |
| 5b..... | Page 60 |
| 5c..... | Page 65 |
| 5d..... | Page 69 |
| 6a..... | Page 73 |
| 8a..... | Page 78 |
| 9a..... | Page 8 |
| 9b..... | Page 86 |
| 9d..... | Page 90 |
| 10a..... | Page 94 |
| 12a..... | Page 98 |
| 13a..... | Page 103 |
| 13b..... | Page 108 |
| 13c..... | Page 112 |
| 13d..... | Page 116 |
| 13e..... | Page 120 |
| 13f..... | Page 124 |
| 14a..... | Page 128 |
| 14b..... | Page 132 |
| 15a..... | Page 137 |
| 16a..... | Page 141 |
| 16b..... | Page 145 |
| 17a..... | Page 149 |
| 18a..... | Page 153 |

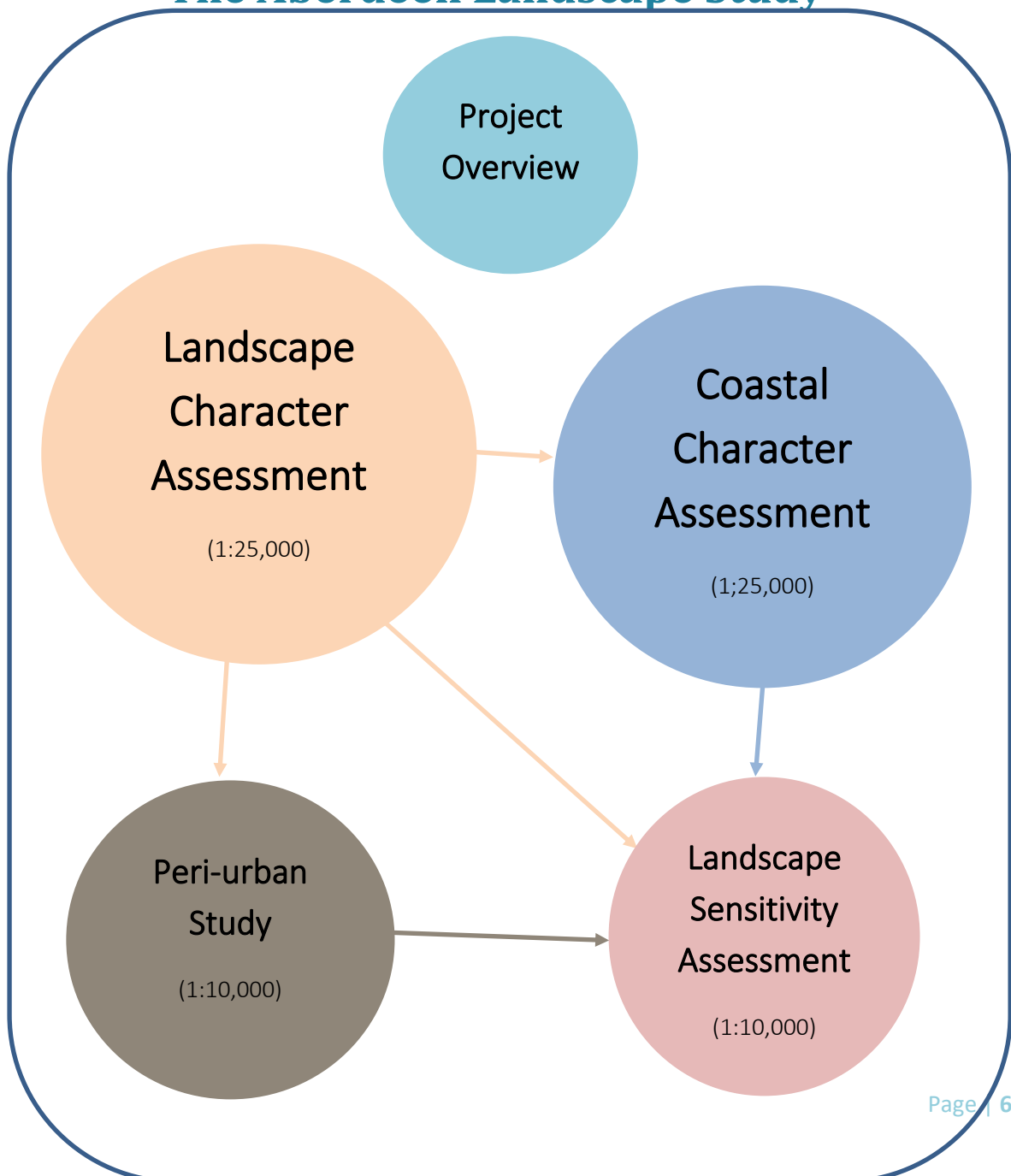
| | |
|--------------------------------|----------|
| 18b | Page 157 |
| 19a | Page 161 |
| 19b | Page 165 |
| 19c | Page 169 |
| 20c | Page 173 |
| 20d | Page 177 |
| 20e | Page 181 |
| 20g | Page 185 |
| 20h | Page 189 |
| 20i | Page 193 |
| 20j | Page 197 |
| 20l | Page 201 |
| 22a | Page 205 |
| 25c | Page 210 |
| 25d | Page 214 |
| 26a | Page 218 |
| 27a | Page 223 |
| 27b | Page 225 |
| 27c | Page 229 |
| 28a | Page 232 |
| 29b | Page 236 |
| 29c | Page 240 |
| 30b | Page 244 |
| 30c | Page 248 |
| 31a | Page 252 |
| 31b | Page 256 |
| 31c | Page 260 |
| 31d | Page 265 |
| 32a | Page 269 |
| 32b | Page 273 |
| 33a | Page 277 |
| 33b | Page 281 |
| 34a | Page 285 |
| 34b | Page 289 |
| 34c | Page 293 |
| 35a | Page 297 |
| 36a | Page 302 |
| 36b | Page 307 |
| 36c | Page 312 |
| Appendix I - Literature review | Page 316 |
| Appendix II – Blank Fieldsheet | Page 323 |

1. Introduction

Purpose of report

- 1.1 The *Aberdeen Landscape Sensitivity Assessment* examines the sensitivity of landscapes in and around Aberdeen to an agreed set of development types. Its primary purposes are to inform evolving Local Development Plan Spatial Strategies in Aberdeen City and nearby areas in Aberdeenshire (see study area map Figure 1); and also to help assess development management applications.
- 1.2 This report forms part of the Aberdeen Landscape Study (ALS), which, is in five separate project parts as illustrated in the following diagram. Collectively, these provide a comprehensive understanding of Aberdeen's rural, coastal, and peri-urban landscapes. The findings of this study must be read in conjunction with the Aberdeen Landscape Strategy and not used in isolation.

The Aberdeen Landscape Study



- 1.3 This report considers landscape aspects only. Information and guidance on other topics, which can be related such as sustainability, nature conservation and so on, are not dealt with in this report. This may occur once other sustainability, social and economic material factors have been considered and balanced accordingly.
- 1.4 This study uses the Scottish Natural Heritage (SNH) definition of landscape sensitivity.
‘Landscape capacity refers to the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed¹.’
- 1.5 The development types that have been assessed are those considered by the steering group to be the main pressures for change. These are:
1. Residential;
 2. Business; and
 3. Industrial.²
- 1.6 When using the findings of this study, it is important to consider the sensitivity of adjacent units, including those scoped out at stage 2 the study. This is particularly the case because several units are small, therefore influenced by neighbouring areas. It is possible that the precise nature of the construction of Opportunity Sites may affect findings to some extent.
- 1.7 It is important to note that a unit which is not sensitive in landscape terms is not necessarily acceptable in wider planning policy terms, parks, sports and recreation sites are examples of this. Within the study where a sensitivity unit has been assessed as high, no measures that would be appropriate to mitigate the likely significant adverse effects were identified. In addition, sensitivity can be further heightened where the whole of a unit boundary follows a transport route,

¹<https://www.nature.scot/professional-advice/landscape-change/landscape-tools-and-techniques/landscape-capacity-study>

² Grant, A. in association with Clark, P. and Lynch, S. (2010) Landscape Capacity Studies in Scotland – a review and guide to good practice. Scottish Natural Heritage Commissioned Report No. 385

2. Methodology

Overview of approach

- 2.1 The approach used in this study has been designed to ensure its findings can be used to effectively inform development plans and provide robust evidence in assessing development applications. As such, the method has been influenced by SNH guidance³ which sets out a number of recommendations for commissioning and undertaking capacity studies. The approach has been developed through an iterative process in discussion with the steering group. It also took into account a select review of other relevant studies (see Appendix 1).
- 2.2 The first stages were clarification of terms (see 2.3 below), agreement on the development types to be assessed, and establishing the likely study area. Sensitivity units were then sketched-out and assessment criteria drafted. A two-stage filter approach was used, to sieve-out units that would be so sensitive to one or more of the development types that they need not be examined further as it would not be cost-effective to assess them fully. This was additional refinement of the study area. Two units were pilot-tested on site with the steering group, to check and refine the assessment criteria. The full, detailed survey field work was undertaken by four qualified landscape architects (consultants), working in pairs during July 2016. It was based on a detailed assessment, using a standardised field-sheet with comprehensive field notes and photos. Each unit was written-up, and preliminary ratings produced in tabular form. The draft report was submitted to the steering group in October 2017 for completion. The report was reviewed for consistency by members of the steering group, as units had been surveyed and described by a range of team members. From this, a standardised set of terms was agreed and used across the report. The revised report was then checked by the steering group for consistency of sensitivity ratings across the study area and cross-checked with other components of the Aberdeen Landscape Study. Where queries remained, further site visits were undertaken by three qualified landscape architects from the Steering Group in autumn and winter 2018, and the final report produced.

Definitions

- 2.3 As noted on SNH's website, *'In Scotland, the terms "landscape capacity" or "landscape sensitivity" are often used interchangeably to refer to landscape studies that assesses a landscape's susceptibility to a particular type of development. This is a legacy of the early evolution of this work and how it was recognised in the wording of early planning guidance. We intend to continue using the term "landscape capacity study" for continuity and ease of understanding, but it will be clear via introductory links or in other text that "susceptibility" would be a more correct description that reflects the terms of Guidelines for Landscape and Visual Impact Assessment GLVIA3: i.e. an assessment of 'sensitivity' to a development type that does not take landscape value(s) into account'*
- 2.4 This study focusses on susceptibility to the agreed development types.

³. Grant, A. in association with Clarke, P. and Lynch, S. (2010). Landscape capacity studies in Scotland – a review and guide to good practice. *Scottish Natural Heritage Commissioned Report No.385*.

Development types

2.5 The development types assessed were residential, business, and industrial. The following sets out how each development type has been assessed.

Residential development

2.6 The residential development assessment is based on 25+ houses. This development type reflects the diversity of likely large-scale development pressures.

- **large scale residential development** above approximately 25 units (or one hectare) of two story dwellings with a typical ridge height of 8 metres. It was assumed that the development would follow good practice in terms of layout, greenspace, house design, including colour, and treatment of development edges;

Commercial development

2.7 Industrial and business development types were assessed separately because, in general, business park development tends to be of higher design and landscape quality and is sometimes smaller in mass and scale compared to large industrial buildings. Consequently, it was assessed that industrial buildings would have a greater landscape and visual impact than business park development. Assumptions made when assessing both types include the effects resulting from noise, activity and traffic. The following development types were assessed:

- **Business** - large scale development of high-quality business parks or offices covering approximately one hectare, following good practice in terms of design and treatment of development edges; and
- **Industrial** – very large-scale development such as industrial units, warehouses, supermarkets, modern agricultural complexes and sports stadia, following good practice in terms of design and treatment of development edges.

Key stages

2.8 A three stage process was adopted. The first stage involved defining the study area and study units. Stage 2 was an initial evaluation to sift out areas of particularly high sensitivity. Stage 3 was a detailed evaluation of landscape sensitivity of the three development types in the remaining units. The following table provides an overview of the three stages and associated tasks undertaken for this study. Further details on each stage are provided in the subsequent sections.

TABLE 1: Assessment stages

| Stage | Main tasks | Outcomes |
|---|--|--|
| <p>STAGE 1</p> <p>Definition of study area</p> <p>(see section 3 for further details)</p> | <p>1. Exclude the following within the sub-regional area of search from further study:</p> <ul style="list-style-type: none"> • areas of urban development and those under development at time of field survey; and | <p>Within Aberdeen City, LCA 11 (<i>Greenburn</i>) has been excluded from further study as this entire area is currently being developed. The western part of LCA 18 is also excluded as this rural area is disconnected from large settlement</p> |

| Stage | Main tasks | Outcomes |
|--|--|---|
| | <ul style="list-style-type: none"> • areas which are least likely to be under pressure from future development. <p>2. Sub-divide landscape character areas/types into landscape sensitivity units (1:10,000), principally based on patterns of similar landscape characteristics. See 3.6.</p> | <p>and infrastructure and is not subject to significant development pressure.</p> <p>Within Aberdeenshire, rural areas away from main settlement and infrastructure have been excluded as these are not considered to be subject to significant development pressure (see figure 1, map of study area).</p> |
| <p>STAGE 2 Initial evaluation (see section 4 for further details)</p> | <p>Undertake an initial evaluation to identify units that are very highly sensitive to any development and excluded from further study based on an assessment of:</p> <ol style="list-style-type: none"> 1. visual prominence ; and/or 2. role in the setting of major settlement. | <p>Of the 100 units within the study area, 32 have been assessed as being very highly sensitivity and, have been excluded from the stage 3 detailed evaluation (see figure 3).</p> |
| <p>STAGE 3 Detailed evaluation (see section 5 for further details)</p> | <p>For all remaining units within the study area undertake a detailed evaluation, based on fieldwork and survey sheets, to identify each development type's sensitivity using the following criteria:</p> <ol style="list-style-type: none"> A. Physical and perceptual landscape characteristics; B. Settlement boundaries; C. Views and gateways; and D. Landscape role. | <p>For the 68 units assessed in this stage, a summary of the overall findings is set out in Table 6 (see figures 4-6).</p> |

3. Stage 1 – Defining the study area

3.1 The study required, and good practice⁴ recommends, that the geographic scope of a study should take into account landscape sensitivities across administrative boundaries. A sub-regional search area (see Figure 1) was defined by the Steering Group to include parts of the city and adjoining parts of Aberdeenshire. This was further defined into a study area by:

1. Open or undeveloped) areas adjoining the city and satellite settlements, or main transport infrastructure corridors, and
2. Areas which are most likely to be under pressure from development, identified in consultation with the steering group.

3.2 This approach is consistent with other studies undertaken across complex urban fringe environments where assessments focused on areas of landscape that abut the urban edge (See Appendix 1).

3.3 27 of the 28 landscape character areas in Aberdeen City (and associated subdivision of sensitivity units) are included within the study area. The exception was most of the *Leuchar and Silver Burns* landscape character area (see paragraph 3.4). Nearly all of the units are located next to existing settlement edges or Opportunity Sites under construction at time of assessment. Opportunity Sites (sites allocated in local development plans for development) and built-up areas are excluded from the study area.

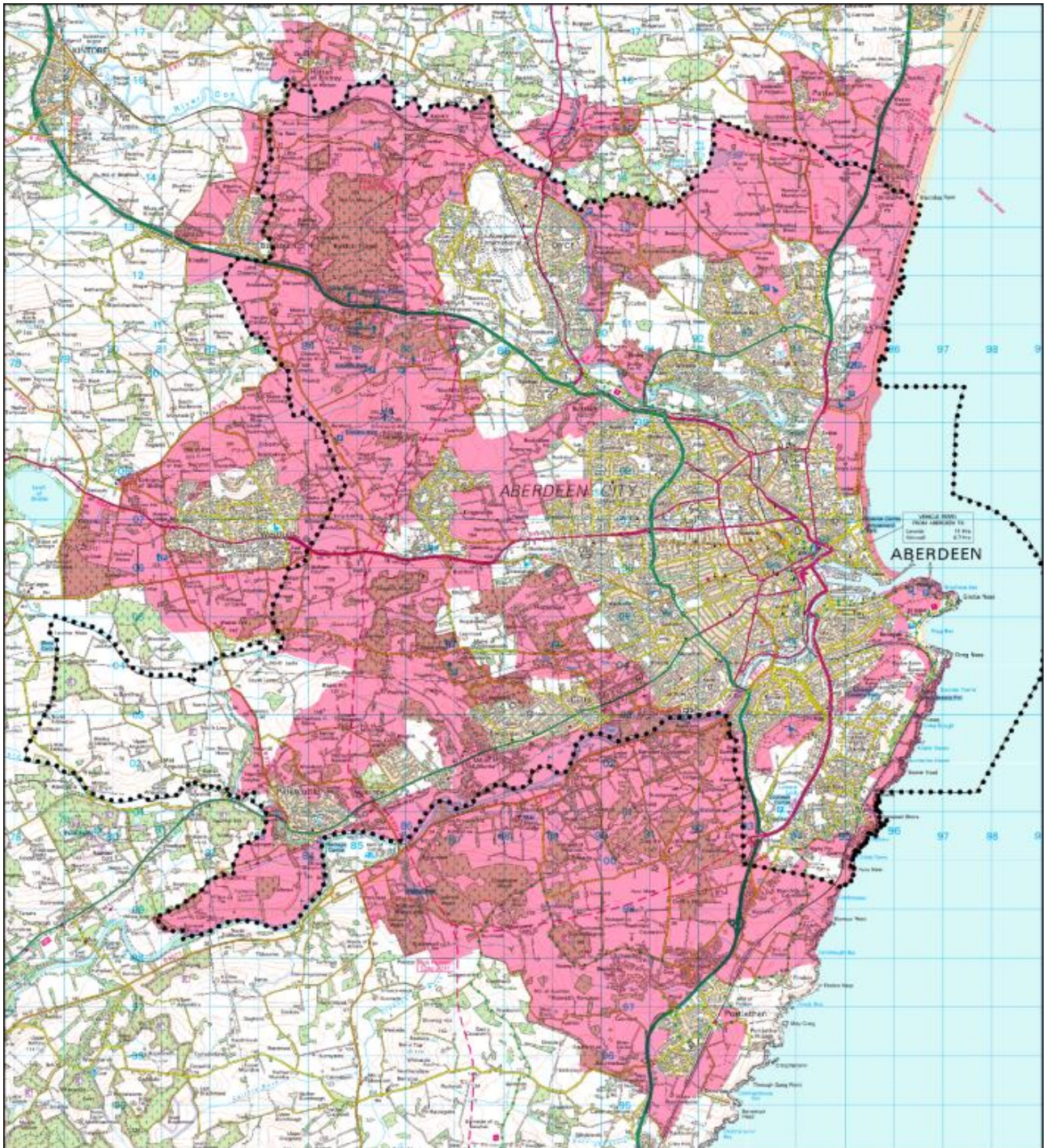
Within Aberdeenshire, areas around Westhill, Blackburn, Hatton of Fintray, Potterton, Corsehill, Portlethen and Deeside were identified as these have a strong association with settlement and infrastructure and may be under development pressure.

The assessment of these areas is based on landscape character information as set out in the Aberdeen Landscape Character Assessment (2020) and the Aberdeenshire Landscape Character Assessments (2019).

3.4 In Aberdeen city, most of the *Leuchar and Silver Burns* landscape character area (LCA 18) was omitted as much of this rural area is relatively remote from existing settlement and infrastructure and therefore was discounted as per the criteria outlined above. However, an area near to Westhill within this landscape character area is included where the landscape has a strong association with the settlement. The *Greenburn Valley* landscape character area (LCA 11) is also excluded from the study area as since the completion of the Landscape Character Assessment field work, the entire area is now under construction. Within Aberdeenshire, rural areas away from main settlements and infrastructure have been excluded as these are not subject to significant development pressure.

⁴. Grant, A. in association with Clarke, P. and Lynch, S. (2010). Landscape capacity studies in Scotland – a review and guide to good practice. *Scottish Natural Heritage Commissioned Report No.385*.

Figure 1: Study area



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment

Study Area



0 1 2 3 km



 Aberdeen City Council boundary

 Study Area

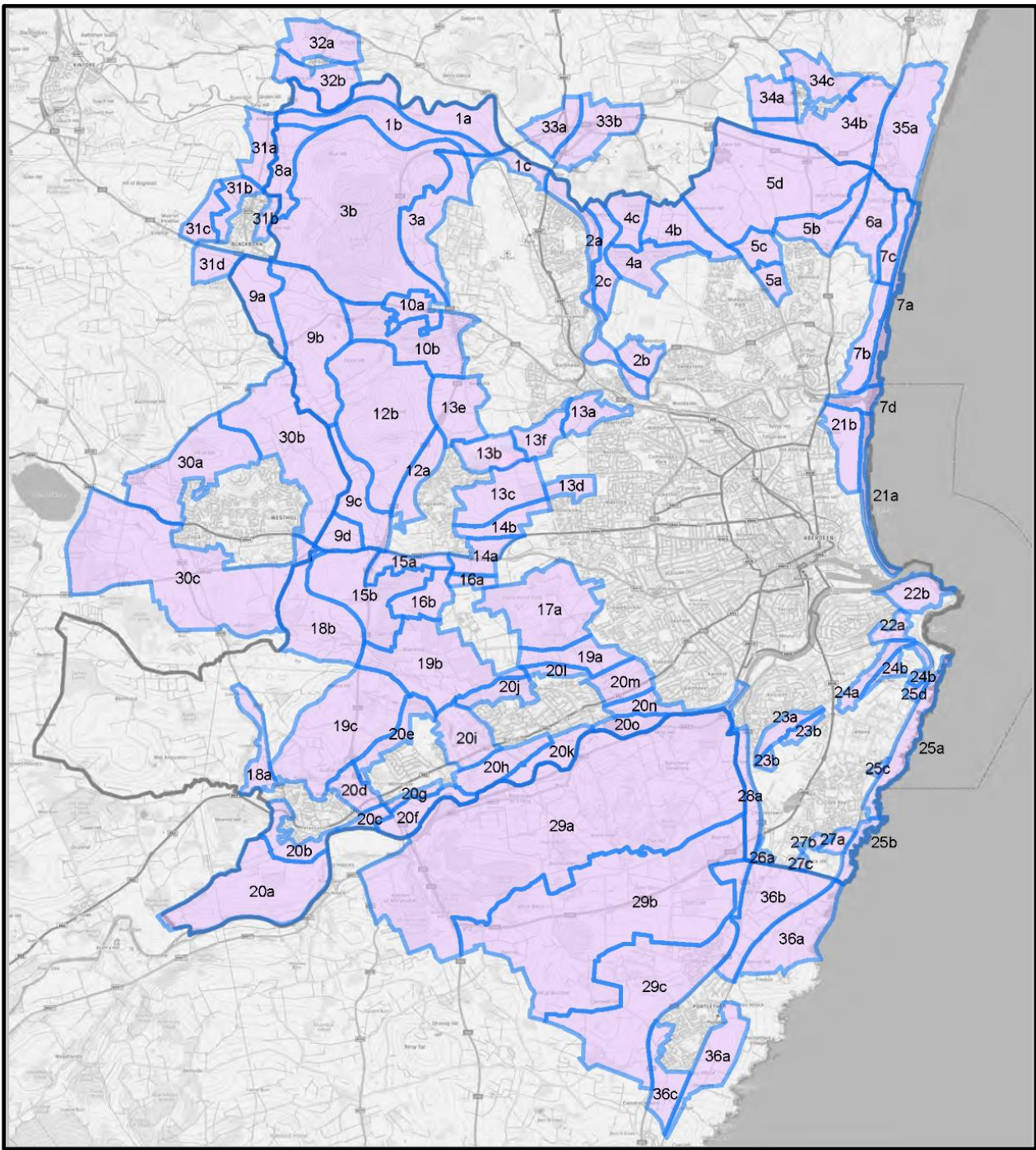
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

Definition of landscape sensitivity units

- 3.5 To enable proper assessment of the development types, and in line with good practice,⁵ a finer grain of study than the 1:50,000 LCA surveys is required. As such, the sensitivity study has been undertaken at a scale of 1:10,000 in order to provide a meaningful and robust sensitivity assessment to inform the Local Development Plans and casework. Accordingly, the landscape character areas/types as identified in the *Aberdeen Landscape Character Assessment* and the *Aberdeenshire Landscape Character Assessment* have been sub-divided based on a range of landscape and visual criteria as detailed in the following paragraphs.
- 3.6 In Aberdeen, the landscape sensitivity units have been defined within each Landscape Character Area and in Aberdeenshire the Landscape Character Types have been subdivided. In general, notable changes in landform, landcover and land use tended to be the dominant factors in defining the units. Other aspects, including settlement pattern, views and visibility, and perceptual considerations and cultural interest, were also included.
- 3.7 Initially, a desk based mapping exercise was undertaken to identify notable variations in the components at the local level. Draft boundaries were then drawn and these were verified and refined as necessary during the field work.
- 3.8 Basing the sensitivity units on landscape character provides a robust framework in which to examine sensitivity, and has produced variation in unit size. In total, 100 landscape sensitivity units have been identified within the study area (see Figure 2). Although most boundaries follow defined edges of landscape features such as roads, woodlands or the edges of built development, some boundaries represent a more gentle transition of changes in landform.

⁵. Grant, A. in association with Clarke, P. and Lynch, S. (2010). Landscape capacity studies in Scotland – a review and guide to good practice. *Scottish Natural Heritage Commissioned Report No.385*.

Figure 2 - Overview of landscape sensitivity units



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment
Sensitivity Units



0 1 2 3 km



-  Aberdeen City Council boundary
-  Sensitivity Units

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

4. Stage 2 – Initial evaluation

- 4.1 The second stage of the sensitivity assessment was a high-level sieving exercise to scope-out landscapes which are of very high sensitivity, such that any of the study's three development types would not be appropriate in landscape terms. These areas are excluded from subsequent detailed assessment (stage 3).
- 4.2 In identifying landscapes which are of very high sensitivity to any development, the two factors considered are 'visual prominence' and 'role in the setting of major settlement'. This was based on the revised Aberdeen City Landscape Character Assessment which found that the key landscape features and elements of Aberdeen were the main river valleys, coast, prominent hills and skylines. These features are integral in shaping the character and identity of the city (see Figure 13 of the Aberdeen Landscape Character Assessment). Field survey was carried out to evaluate each of the 100 Landscape Sensitivity Units using the following criteria and scores (see Table 2).

A unit which scored 3 for either of the criteria is excluded from the stage 3 evaluation.

TABLE 2: Stage 2 - Initial evaluation criteria

| Key sensitivity criteria | Scoring | | Outcome |
|--|---------|--|--|
| 1) Visual prominence | 1 | Landscape has no or a low level of visual prominence in relation to the study area. | Important skylines or prominent landforms such as a hill or headland seen in key views to and from the City are excluded from stage3 |
| | 2 | Landscape has moderate level of visual prominence in relation to the study area. | |
| | 3 | Landscape has high level of visual prominence in relation to the study area. | |
| 2) Role in the setting of major settlement | 1 | Landscape has no, or only a very minor, role in the setting of major settlement in the study area. | Places which form an important part of the landscape setting to the main urban areas are excluded from stage 3. |
| | 2 | Landscape has a localised role in the setting of major settlement in the study area. | |
| | 3 | Landscape has an important role in the setting of major settlement in the study area. | |

- 4.3 On undertaking this initial evaluation, 32 units were identified as being so sensitive that they are considered unsuitable for any of the study's three development typologies. In relation to the definitions of landscape sensitivity (see Section 5.6) of those units assessed as part of the detailed evaluation, the sensitivity of those units scoped out of further study are defined as:

The landscape is **extremely vulnerable** and is unable to accommodate any of the development typologies without detrimental change to the landscape features and elements that are integral in shaping the character and identity of the city.

4.4 Table 3 summarise the Stage 2 assessment findings of units that have been scoped out from the detailed assessment.

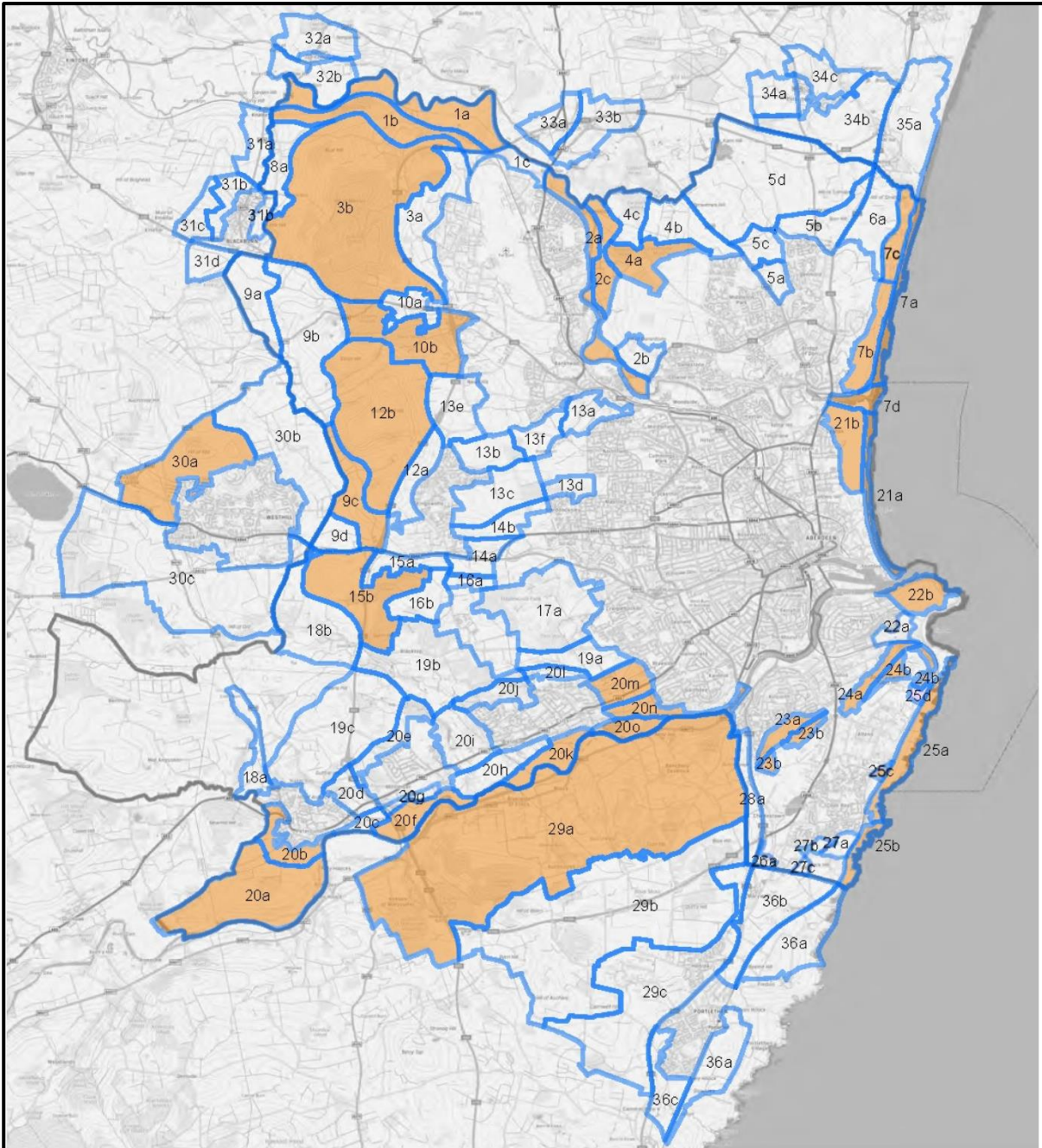
TABLE 3: Summary of stage 2 evaluation - highly sensitive units scoped out of Stage 3

| Sensitivity Unit | Landscape Character Area/Type | Key Sensitivities | Scores |
|------------------|-------------------------------|---|---|
| 1a | Upper Don Valley | Visible from the Aberdeen to Inverness railway and some sections of the AWPR, the valley forms an important river corridor setting to the city. | 3 - Role in the setting of major settlement. |
| 1b | Upper Don Valley | Visible from the Aberdeen to Inverness railway and some sections of the AWPR, prominent woodland and landform above the Don forms an important river corridor setting to the city. | 3 - Role in the setting of major settlement. |
| 2a | Upper Don Valley | Visible from nearby urban areas and main roads, the wooded river corridor forms an important setting to the city. | 3 - Role in the setting of major settlement. |
| 2c | Upper Don Valley | Visible from nearby urban areas and main roads, the wooded river corridor forms an important setting to the city. | 3 - Role in the setting of major settlement. |
| 3b | Tyrebagger Hill | Visible from the Aberdeen to Inverness railway, A96, some sections of the AWPR, and the airport, the prominent hill capped with forestry provides an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 4a | Brae of Don | Visible from nearby urban areas and main roads, extensive woodland cover forms an important skyline feature and setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 7a | Murcar & Balgownie Links | Prominent beach forms an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 7b | Murcar & Balgownie Links | Prominent dunes and links form an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 7c | Murcar & Balgownie Links | Prominent dunes and links form an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |

| Sensitivity Unit | Landscape Character Area/Type | Key Sensitivities | Scores |
|------------------|-------------------------------|--|---|
| 7d | Murcar & Balgownie Links | Donmouth forms an important setting to the city. | 3 - Role in the setting of major settlement. |
| 9c | West Brimmond | Prominent upper valley sides form an important setting to Westhill and Brimmond Hill. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 10b | Craibstone | Extensive woodlands form an important setting to the city when travelling along the A96. | 3 - Role in the setting of major settlement. |
| 12b | Brimmond Hill | Visually prominent hill, providing an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 15b | Kingshill | Visually prominent hill on approach to city when travelling along the A944. | 3 – Visual prominence |
| 20a | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole. Visually prominent from nearby settlement. | 3 - Role in the setting of major settlement. |
| 20b | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole | 3 - Role in the setting of major settlement. |
| 20f | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole. | 3 - Role in the setting of major settlement. |
| 20k | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole. | 3 - Role in the setting of major settlement. |
| 20m | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole Provides separation function between settlements. | 3 - Role in the setting of major settlement. |
| 20n | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole Provides separation function between settlements. | 3 - Role in the setting of major settlement. |
| 20o | Dee Valley | River corridor forms an important setting to nearby settlement, and the city as a whole | 3 - Role in the setting of major settlement. |
| 21a | King's Links | Prominent beach forms an important setting to the city. | 3 - Role in the setting of major settlement. |

| Sensitivity Unit | Landscape Character Area/Type | Key Sensitivities | Scores |
|------------------|-------------------------------|---|---|
| | | | 3 – Visual prominence |
| 21b | King's Links | Open links forms an important setting to the city. | 3 - Role in the setting of major settlement. |
| 22b | Girdle Ness | Prominent headland provides an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 23a | Kincorth Hill | Prominent wooded slopes provide an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 23b | Kincorth Hill | Prominent ridge, which is highly visible and provides an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 24a | Tullos Hill | Prominent wooded slopes provide an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 24b | Tullos Hill | Prominent hill, which is highly visible and provides an important setting to the city. | 3 - Role in the setting of major settlement. 3 – Visual prominence |
| 25a | Souter Coast | Open coastal area provides an important setting to the city. | 3 - Role in the setting of major settlement. |
| 25b | Souter Coast | Open coastal area provides an important setting to the city and approaches to it. | 3 - Role in the setting of major settlement. |
| 29a | Deeside | Valley side forms a mostly undeveloped wooded setting to the city. | 3 - Role in the setting of major settlement. |
| 30a | Westhill | Prominent hill top forms an important setting to Westhill. | 3 - Role in the setting of major settlement. 3 – Visual prominence |

Figure 3 - Sensitivity units scoped out of detailed assessment



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment

Sensitivity Units scoped out of detailed assessment



-  Aberdeen City Council boundary
-  Scoped Out
-  Sensitivity Units

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

5. Stage 3 – Detailed evaluation

- 5.1 The purpose of Stage 3 is to undertake a detailed assessment of landscape sensitivity for those landscape sensitivity units not screened out at stage 2. The field work for this stage evaluated each landscape sensitivity unit against a range of agreed landscape and visual criteria (see Table 4) to assess its sensitivity to the three development types. The baseline scenario considers the Aberdeen Opportunity Sites and Aberdeenshire Opportunity Sites (unless construction had started at time of survey). The assessment of landscape sensitivity considered the degree and nature of change on the agreed criteria, gauged through a combination of detailed field survey and professional judgement.
- 5.2 Sensitivity criteria should consider the main landscape and visual effects of the various development scenarios, as noted in good practice⁴. In response to this, landscape and visual criterion have been developed based on review of other studies, experience from elsewhere, and debate among the project group. The method avoids using GIS analysis alone to analyse sensitivity. The method also avoids ‘weighting’ of criterion or complex layering and aggregation of sensitivities.
- 5.3 The assessment of the sensitivity of each unit to each development type was based on the criteria in Table 4 and the field survey forms (see blank form in appendix 2) were structured accordingly. For each unit, a survey form was completed, and a series of photographs was taken. (Where the unit included designations these were noted – initially for the peri-urban study, as the site work for these studies was done at the same time.)

TABLE 4: Stage 3 - Detailed Evaluation

| Criteria | Aspects |
|--|--|
| A: Physical and perceptual landscape characteristics | <p>Does the landscape have a strong and coherent identity with distinctive key characteristics? Is there a sense of rural character and/or tranquillity? What is the settlement pattern? Does the landscape have a strong integrity e.g. intact field boundaries, well-managed woodlands. Does the landscape provide for recreational uses?</p> <ol style="list-style-type: none"> 1. No or very few distinctive landscape characteristics, and/or landscape characteristics are disparate and fragmented. 3. Some distinctive components and landscape characteristics, with a moderate degree of strength and coherence. 5. Many distinctive landscape characteristics with a strong and coherent identity. |
| B: Settlement boundaries | <p>How robust are the settlement boundaries e.g. landform, vegetation, stone walls? If there is no settlement, and therefore no settlement boundaries, the criterion rates as highly sensitive.</p> <ol style="list-style-type: none"> 1. Very weak settlement boundary with very low level of edge definition. 3. Some boundary definition with a moderate level of robustness. 5. Very strong/robust boundary or absence of settlement boundary. Location is very sensitive in relation to landform/feature e.g. settlement |

| Criteria | Aspects |
|-----------------------|---|
| | edge is at a break of slope or notable woodland separates settlement from wider landscape. |
| C: Views and gateways | <p>How visible is the landscape and does it form an important gateway into and out of the city and Aberdeenshire settlements?</p> <p>1. No or very little visibility from/ to surrounding areas. No gateway function.</p> <p>3. Some visibility from/ to surrounding areas. Some gateway function from key road, rail and/or sea routes.</p> <p>5. Extensive visibility from/ to surrounding areas. Key gateway function from key road, rail and/or sea routes.</p> |
| D: Landscape Role | <p>Does the landscape provide a separation function between developed areas or other land uses, or does it contribute to the setting of nearby settlement or important landscape features?</p> <p>1. No/very little foreground or backdrop /setting function. No separation function.</p> <p>3. Some foreground or backdrop function to settlement with some separation function.</p> <p>5. Important foreground or backdrop function to settlement with key separation function between differing land-uses and/or important landscape features.</p> |

5.4 Each criterion (A-D) was evaluated to give a score of 1-5 as described in the above table. Scores of 2 or 4 were attributed when it was considered that the unit fell between the descriptions of 1-3 and 3-5 respectively. These scores were used during the field survey evaluation and then translated into the corresponding sensitivity rating (see table 5a) within the detailed written assessments. The scores were used only during the drafting stages to aid cross-comparison. These findings are set out at the end of each assessment column for the three development types. Summary text is also provided under each of the A-D criterion.

TABLE 5a: Stage 3 - Evaluation scoring

| Individual criteria scores | Individual Sensitivity |
|----------------------------|------------------------|
| 1 | Low |
| 2 | Low-medium |
| 3 | Medium |
| 4 | Medium-high |
| 5 | High |

- 5.5 The individual scores were then added together to arrive at overall sensitivity (see table 5b). There is slight overlap between the scores of each category to allow for professional judgement in borderline cases.

TABLE 5b: Stage 3 - Evaluation scoring

| Overall score | Overall Sensitivity | Description |
|---------------|---------------------|---|
| 4-8 | Low | The landscape is generally able to accommodate the particular development without significant adverse landscape change, or in some cases, development might enhance the landscape. In either case development could potentially relate well to the area. |
| 8-11 | Low-medium | The landscape is able to accommodate the particular development in some situations without significant adverse landscape change. Many aspects of development could potentially relate to the area. |
| 11-14 | Medium | The landscape is quite vulnerable but with some ability to accommodate development in limited situations without significant adverse landscape change and development could potentially relate to some aspects of the area. |
| 14-17 | Medium-high | The landscape is vulnerable and development can only be accommodated in very limited situations without significant adverse landscape change. Development relates to only a few aspects of the landscape and some significant landscape impacts are likely to occur. |
| 17-20 | High | The landscape is very vulnerable and is unable to accommodate any development without significant adverse landscape change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts with the majority of the key aspects of landscape and widespread significant landscape impacts are very likely to arise. |

- 5.6 The assessment of landscape sensitivity considers the degree and nature of change on the above criteria, gauged through a combination of detailed field survey, professional assessment and judgement. In assessing the (overall) sensitivity of a unit, a cross check exercise was completed.
- 5.7 For each landscape sensitivity unit, the following maps (figure 4, 5 and 6) set out a summary of sensitivity to each development type.

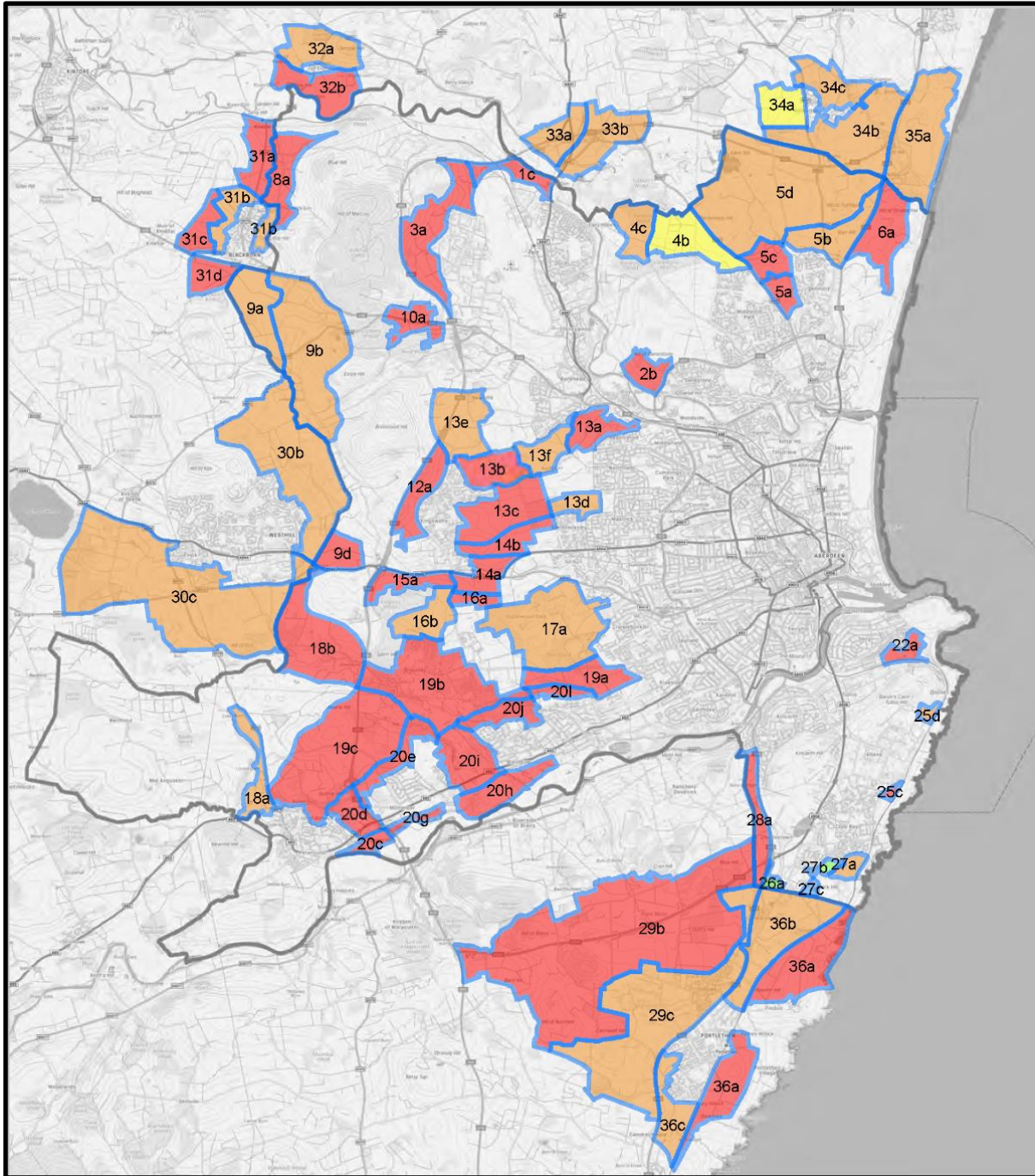
TABLE 6: Summary of detailed evaluation

| LCA/LCT | Sensitivity Unit | Sensitivity to residential development | Sensitivity to business development | Sensitivity to industrial development |
|---------|------------------|--|-------------------------------------|---------------------------------------|
| 1 | 1c | High | High | High |
| 2 | 2b | High | High | High |
| 3 | 3a | High | High | High |
| 4 | 4b | Medium | Medium | Medium-high |
| | 4c | Medium-high | Medium-high | High |
| 5 | 5a | High | High | High |
| | 5b | Medium-high | Medium-high | High |
| | 5c | High | High | High |
| | 5d | Medium-high | Medium-high | Medium-high |
| 6 | 6a | High | High | High |
| 8 | 8a | High | High | High |
| 9 | 9a | Medium-high | High | High |
| | 9b | Medium-high | High | High |
| | 9d | High | High | High |
| 10 | 10a | High | High | High |
| 12 | 12a | High | High | High |
| 13 | 13a | High | High | High |
| | 13b | High | High | High |
| | 13c | High | High | High |
| | 13d | Medium-high | High | High |
| | 13e | Medium-high | Medium-high | High |
| | 13f | Medium-high | High | High |
| 14 | 14a | High | High | High |
| | 14b | High | High | High |
| 15 | 15a | High | High | High |
| 16 | 16a | High | High | High |
| | 16b | Medium-high | High | High |
| 17 | 17a | Medium-high | Medium-high | High |
| 18 | 18a | Medium-high | High | High |
| | 18b | High | High | High |
| 19 | 19a | High | High | High |
| | 19b | High | High | High |
| | 19c | High | High | High |

| LCA/LCT | Sensitivity Unit | Sensitivity to residential development | Sensitivity to business development | Sensitivity to industrial development |
|---------|------------------|--|-------------------------------------|---------------------------------------|
| | 20c | High | High | High |
| | 20d | High | High | High |
| | 20e | High | High | High |
| | 20g | High | High | High |
| | 20h | High | High | High |
| | 20i | High | High | High |
| | 20j | High | High | High |
| | 20l | High | High | High |
| 22 | 22a | High | High | High |
| 25 | 25c | High | High | High |
| | 25d | Medium-high | Medium-high | Medium-high |
| 26 | 26a | Low-medium | Low-medium | Low-medium |
| 27 | 27a | Medium-high | Medium-high | High |
| | 27b | Low-medium | Medium | Medium-high |
| | 27c | Low | Low | Low |
| 28 | 28a | High | High | High |
| 29 | 29b | High | High | High |
| | 29c | Medium-high | Medium-high | High |
| 30 | 30b | Medium-high | High | High |
| | 30c | Medium-high | Medium-high | High |
| 31 | 31a | High | High | High |
| | 31b | Medium-high | High | High |
| | 31c | High | High | High |
| | 31d | High | High | High |
| 32 | 32a | Medium-high | High | High |
| | 32b | High | High | High |
| 33 | 33a | Medium-high | Medium-high | High |
| | 33b | Medium-high | Medium-high | High |
| 34 | 34a | Medium | Medium-high | High |
| | 34b | Medium-high | High | High |
| | 34c | Medium-high | High | High |
| 35 | 35a | Medium-high | Medium-high | Medium-high |
| 36 | 36a | High | High | High |
| | 36b | Medium - high | Medium-high | Medium-high |

| LCA/LCT | Sensitivity Unit | Sensitivity to residential development | Sensitivity to business development | Sensitivity to industrial development |
|---------|------------------|--|-------------------------------------|---------------------------------------|
| | 36c | Medium-high | High | High |

Figure 4 – Summary of sensitivity to residential development



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment

Sensitivity to Residential Development



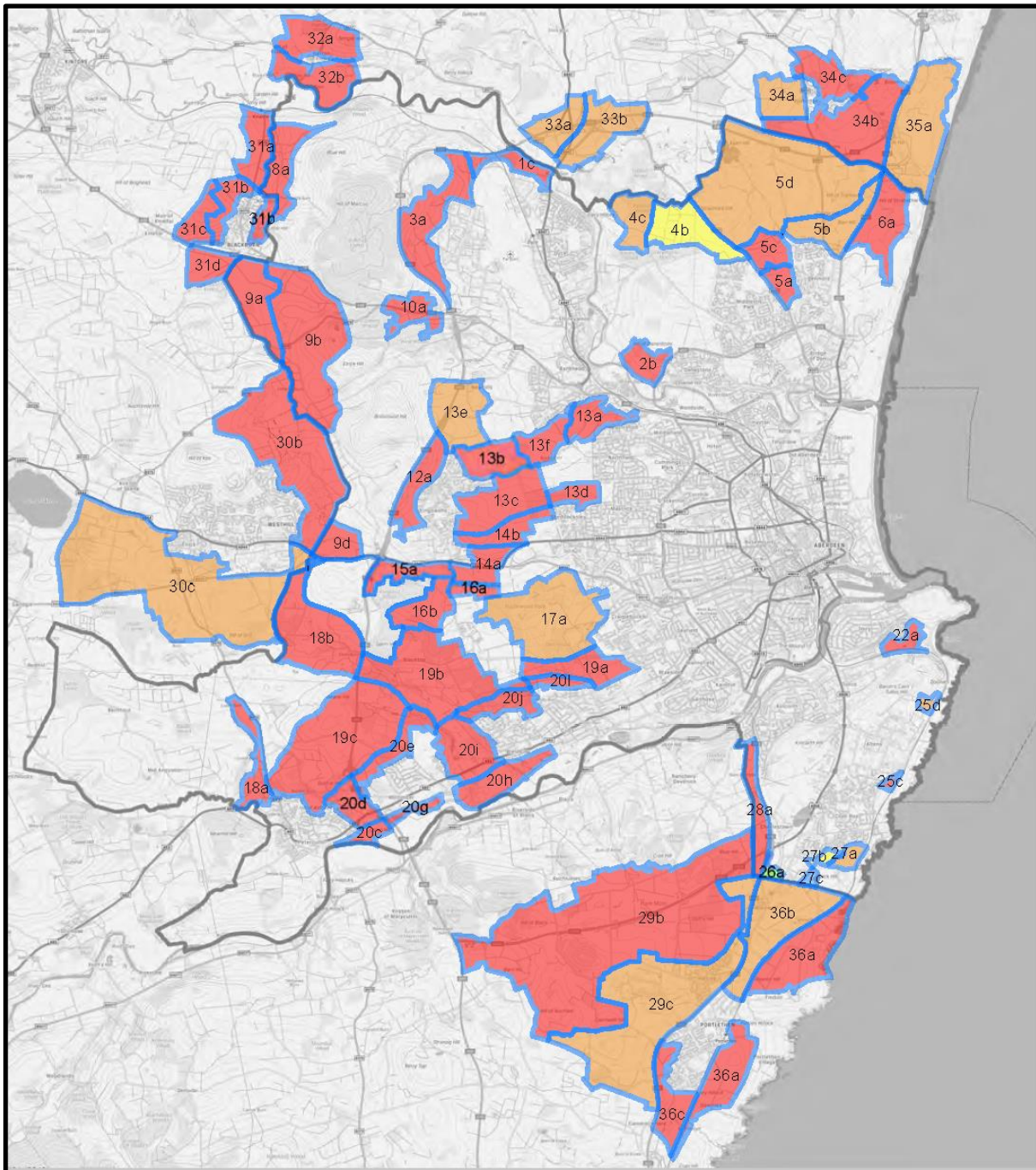
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

Aberdeen City Council boundary

Sensitivity: Residential

- High
- Medium-High
- Medium
- Low-Medium
- Low

Figure 5 – Summary of sensitivity to business development



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment
Sensitivity to Business Development



0 1 2 3 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

Aberdeen City Council boundary

Sensitivity: Business

High

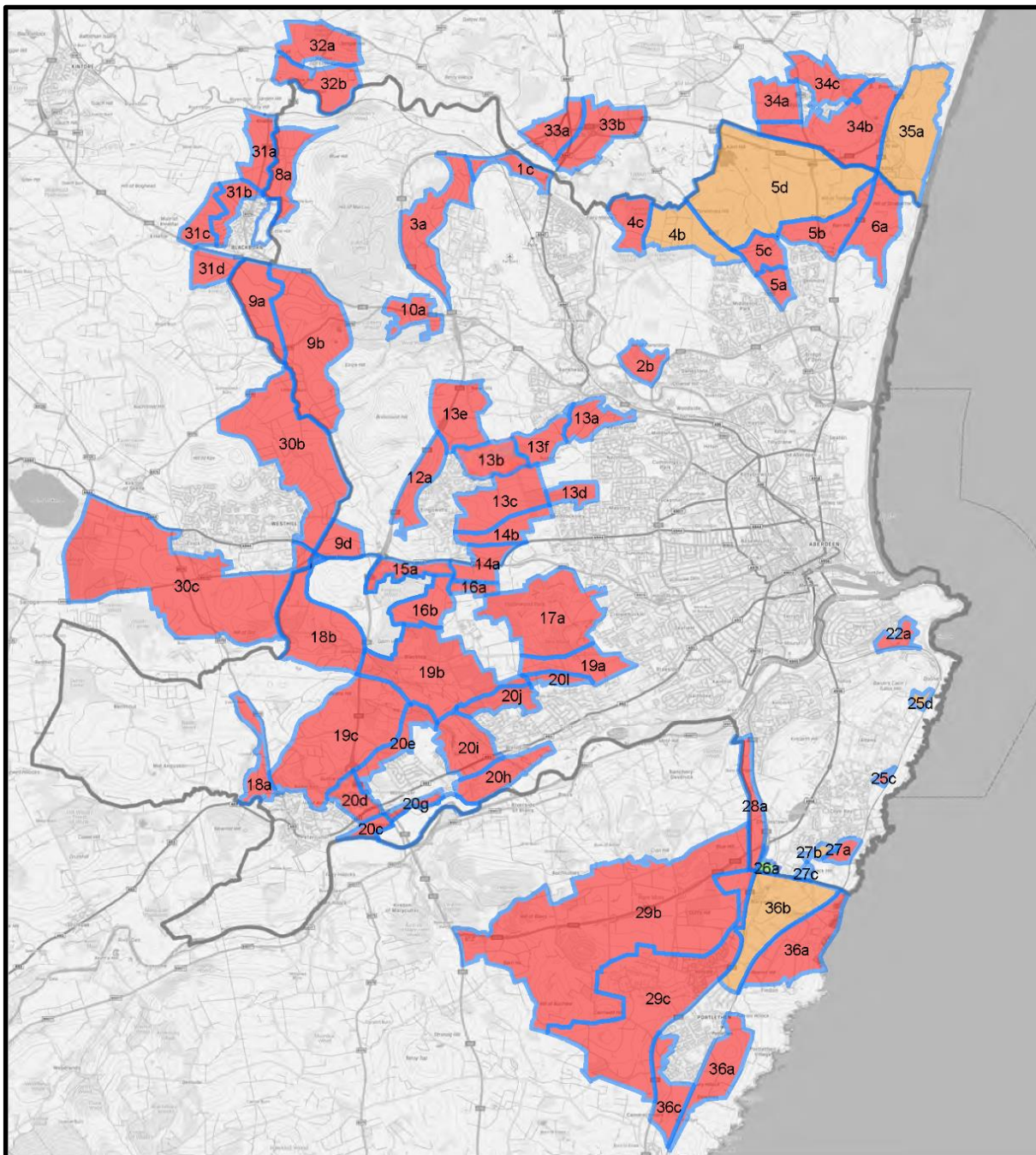
Medium-High

Medium

Low-Medium

Low

Figure 6 – Summary of sensitivity to industrial development



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment

Sensitivity to Industry



0 1 2 3 km



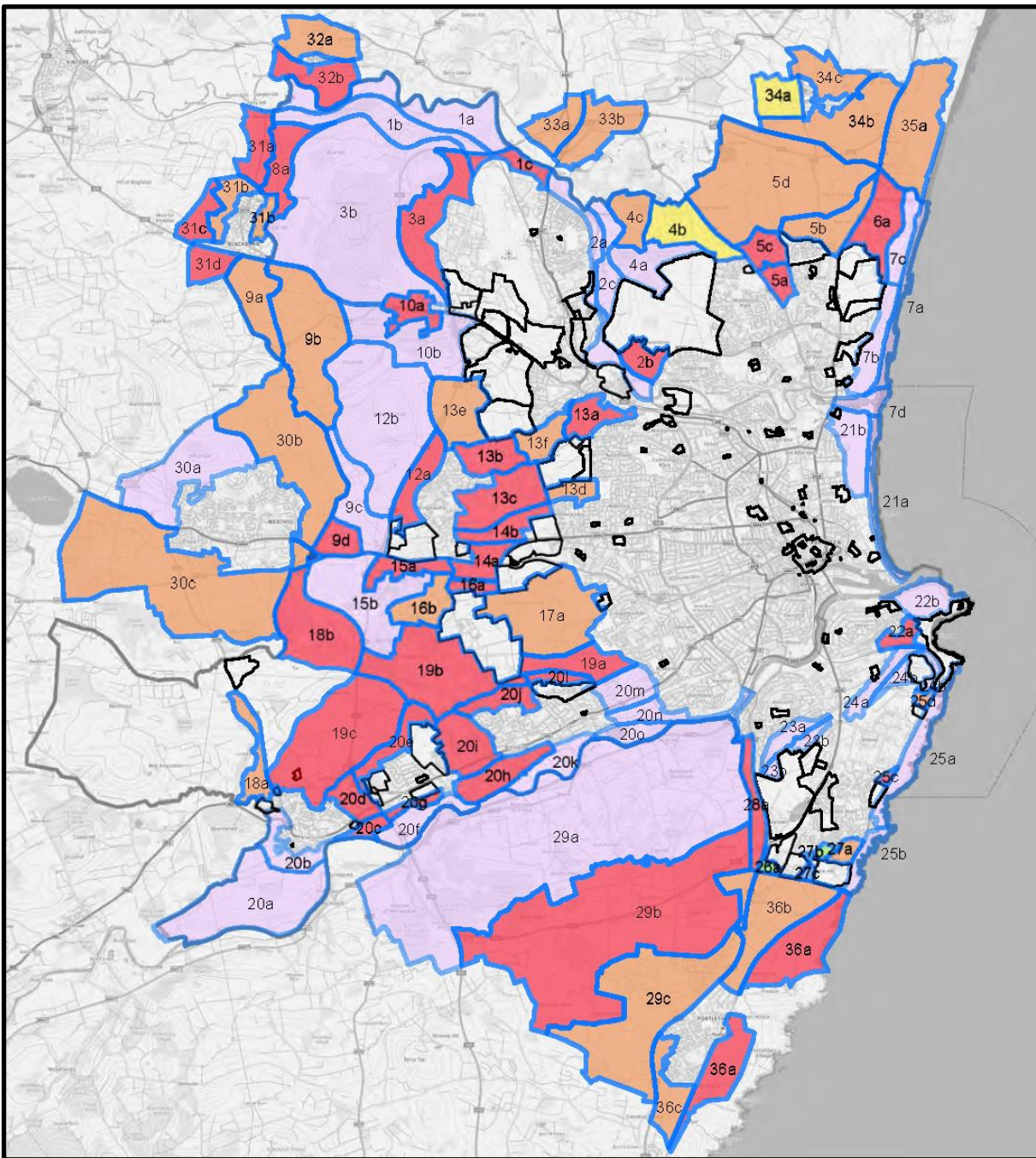
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401.

Aberdeen City Council boundary

Sensitivity: Industry

- High
- Medium-High
- Medium
- Low-Medium
- Low

Figure 7 – Summary of sensitivity to residential development with sensitivity units scoped out of detailed assessment.



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment

Sensitivity to Residential Development



0 1 2 3 km



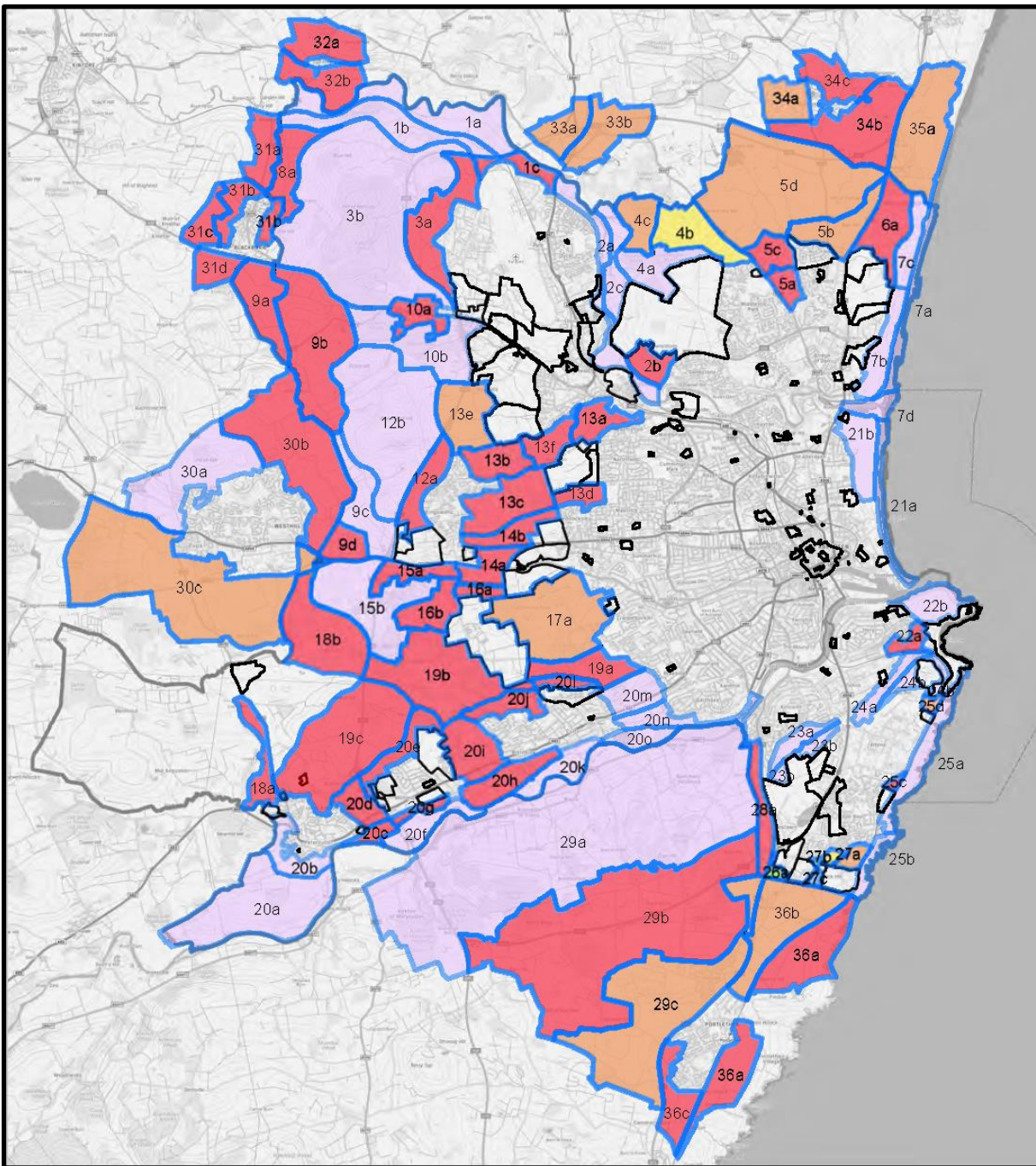
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

Aberdeen City Council boundary

Sensitivity: Residential

- High
- Medium-High
- Medium
- Low-Medium
- Low
- Scoped Out

Figure 8 – Summary of sensitivity to business development with sensitivity units scoped out of detailed assessment.



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment
Sensitivity to Business Development



0 1 2 3 km



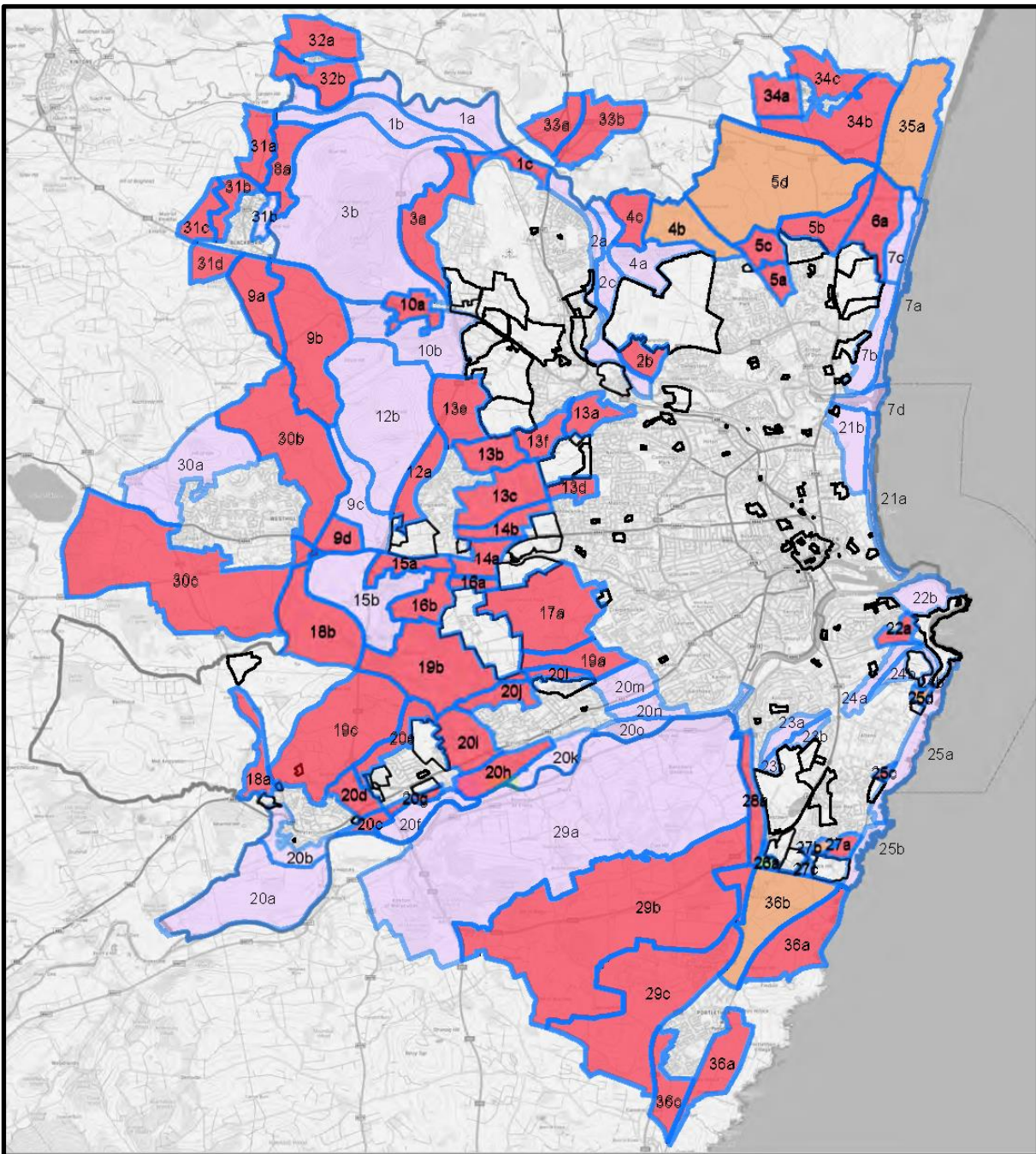
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401.

Aberdeen City Council boundary

Sensitivity: Business

- High
- Medium-High
- Medium
- Low-Medium
- Low
- Scoped Out

Figure 9– Summary of sensitivity to industrial development with sensitivity units scoped out of detailed assessment.



Aberdeen Landscape Study

October 2017

Landscape Sensitivity Assessment
Sensitivity to Industry



0 1 2 3 km



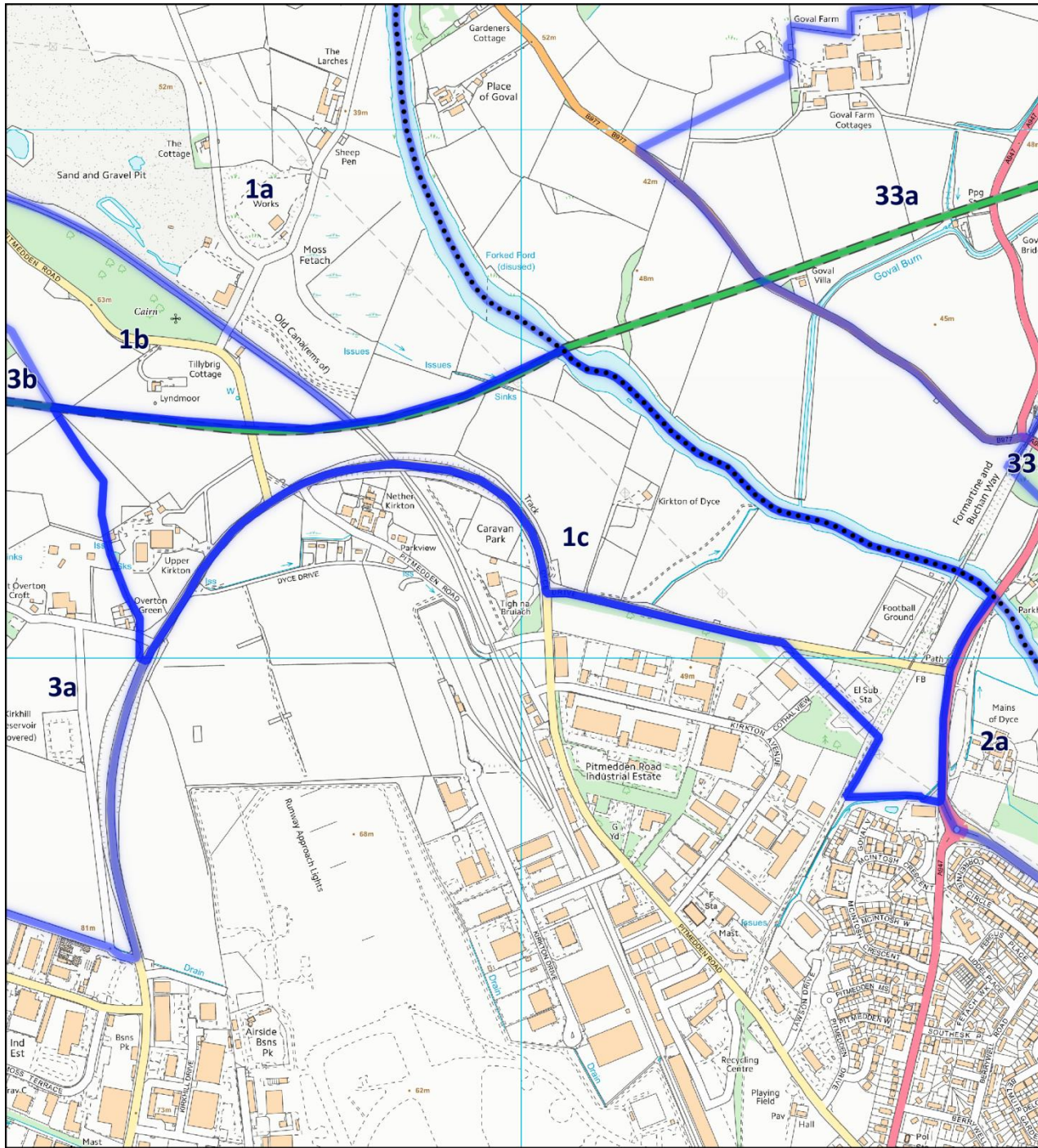
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 300023401.

Aberdeen City Council boundary




Sensitivity: Industry

- High
- Medium-High
- Medium
- Low-Medium
- Low
- Scoped Out

Detailed Analysis



Sensitivity Unit 1c

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR



0



0.5 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is less rural and tranquil than most of the wider LCA to the west and in general it does not exhibit many of the key characteristics of the Upper Don Valley. However, it is a central section within the Don valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. The river Don is contained by a relatively straight channel within a narrow valley floor of open pastoral fields bound by post and wire fences. 2. The river and adjoining habitats are part of a regional-scale, semi-natural habitat and green corridor extending east and west of this unit. 3. Settlement is limited to two farmsteads although the nearby airport and Dyce Industrial Estate located to the south provide a partly developed context to the unit. There are no large industrial or business developments within the unit. 4. To the west of the unit, Kirkton Farm is surrounded by fields enclosed by stone dykes and some trees that contribute to an experience of rural character. 5. The Aberdeen to Inverness railway runs along the south bank of the river and in association with the elevated route of the Aberdeen Western Peripheral Route and parts of Dyce Drive, the unit provides a busy and noisy experience. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the adjacent business and industrial development types. • Development would result in the loss of open farmland, including the open and prevailing undeveloped character of the floodplain. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the open and prevailing undeveloped character of the floodplain. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the open and prevailing undeveloped character of the floodplain. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: 1c

Landscape Character Area/Type: Upper Don Valley LCA/River Valley LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>6. Recreational use and enjoyment is limited, apart from a small section of the Formartine and Buchan Way that passes across the eastern part of unit next to a football pitch.</p> <p>In summary, the unit has some distinctive characteristics, with a moderate degree of strength and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. The unit forms the northern edge of settlement. The lack of settlement boundaries in parts of this unit make this factor very sensitive to any development. 2. To the north of the airport, a raised section of Dyce Drive forms an abrupt and containing edge to a nearby farm and caravan storage yard. 3. To the north of Dyce Industrial Estate, a thin belt of mixed woodland along Dyce Drive forms a reasonably robust containing edge to development. 4. There are no distinctive buildings along the settlement edge or within the unit. 5. When travelling along raised parts of Dyce Drive, there is some relationship with the nearby urban areas except from lower lying parts where there is some sense of detachment from the city. <p>In summary, the settlement boundary is robust although there is some relationship with the nearby urban areas.</p> | <ul style="list-style-type: none"> • Development would erode the defining edge of a corridor of undeveloped land. • Development within the unit would breach the robust containing edge provided by the embankments of the raised section of Dyce Drive, or the woodland along the northern boundary of Dyce Industrial Estate. • Development would contrast with adjacent industrial uses. • Overall, existing settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would erode the defining edge of a corridor of undeveloped land. • Development within the unit would breach the robust containing edge provided by the embankments of the raised section of Dyce Drive, or the woodland along the northern boundary of Dyce Industrial Estate. • Overall, existing settlement boundaries are quite vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would erode the defining edge of a corridor of undeveloped land. • Development within the unit would breach the robust containing edge provided by the embankments of the raised section of Dyce Drive, or the woodland along the northern boundary of Dyce Industrial Estate. • Overall, existing settlement boundaries are quite vulnerable. (m-h) |

Sensitivity Unit: 1c

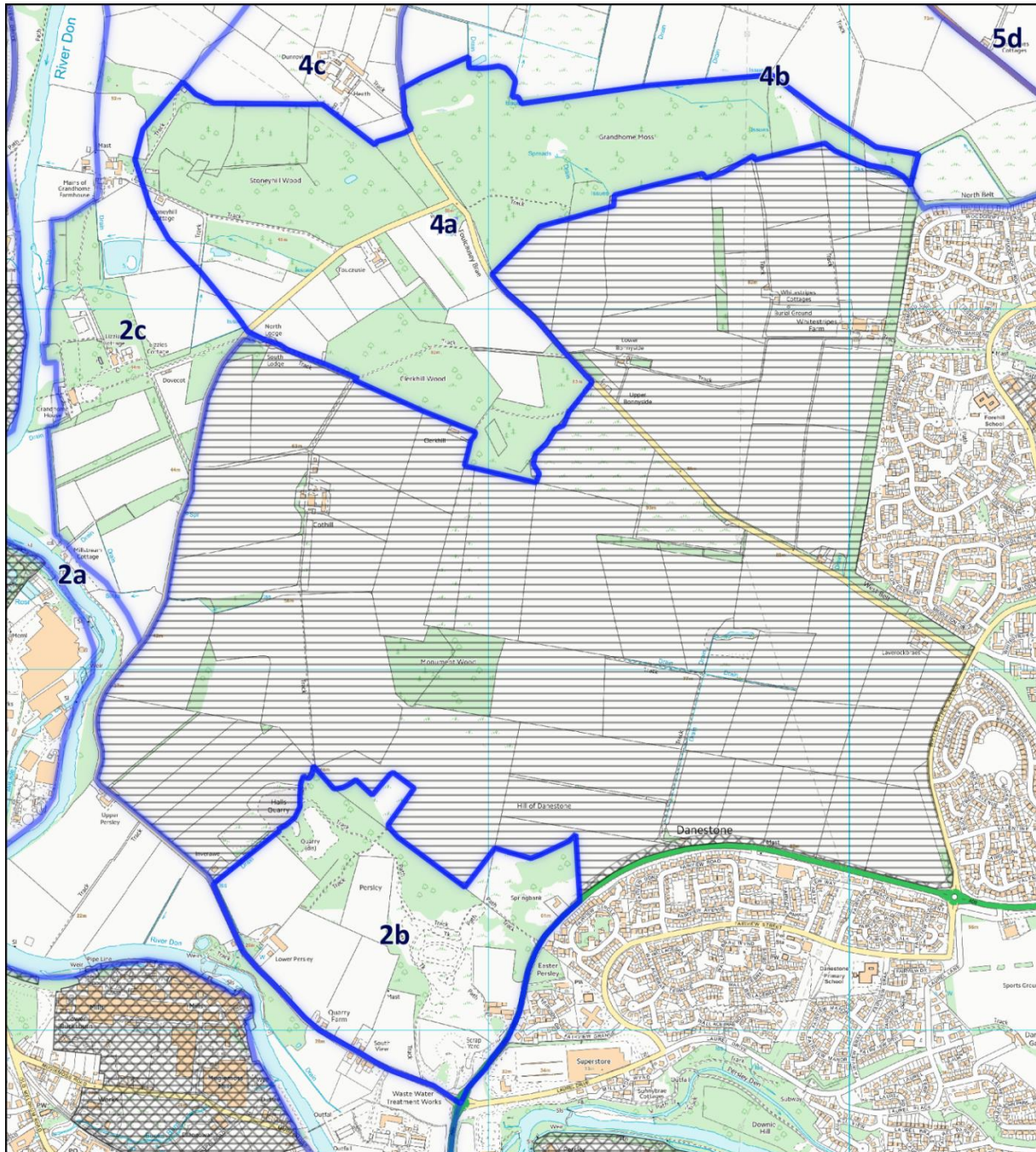
Landscape Character Area/Type: **Upper Don Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> From nearby valley sides, the unit forms a small part of the view in which the river forms an important visual focus. From the valley floor, there are views across the river towards the farmed valley sides and partly wooded skylines although to the west, the Aberdeen Western Periperal Route restricts views along the valley. The Aberdeen to Inverness railway is a key gateway route, and with the Aberdeen Western Periperal Route they both have extensive views over the unit. The unit is visible at close quarters on flights, and its context as part of the wider river corridor can be appreciated from these aerial views. <p>In summary, there is extensive visibility from/to surrounding areas, including road,rail and airport gateway routes.</p> | <ul style="list-style-type: none"> Development would appear very visible in open parts of the unit, particularly near to the river. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development would appear very visible in open parts of the unit, particularly near to the river. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development would appear prominent in open parts of the unit, particularly near to the river. Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit forms a rural and riverine setting to the nearby urban area. The valley is one of the distinctive and defining features of Aberdeen’s landscape. The valley forms an important rural/semi-rural link between the city and outer sections of the Don valley, and | <ul style="list-style-type: none"> Development near to the river would result in the loss of the riverine setting to nearby settlement. Development would detract from the rural setting to | <ul style="list-style-type: none"> Development near to the river would result in the loss of the riverine setting to nearby settlement. Development would detract from the rural setting to | <ul style="list-style-type: none"> Development near to the river would result in the loss of the riverine setting to nearby settlement. Development would detract from the rural setting to |





Sensitivity Unit: 1c

Landscape Character Area/Type: **Upper Don Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>links with the Lower Don Valley to provide a semi-natural green corridor through the city.</p> <p>4. The unit helps to contain the edge of settlements.</p> <p>In summary, the majority of the unit provides an important landscape role.</p> | <p>nearby development and Aberdeen.</p> <ul style="list-style-type: none"> Overall, the landscape role is vulnerable. (h) | <p>nearby development and Aberdeen.</p> <p>Overall, the landscape role is vulnerable. (h)</p> | <p>nearby development and Aberdeen.</p> <p>Overall, the landscape role is vulnerable. (h)</p> |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 2b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.8 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>With a good coverage of woodlands and pastoral fields, the unit is reasonably representative of the wider valley side of the Lower Don Valley LCA. The unit is a central section within the Don valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Relatively extensive coverage of wooded shelter belts and policies along the sloping valley side form a strong landscape framework. Towards the river, the landscape is more open. 2. A pattern of rectilinear pastoral fields, mainly enclosed by stone dykes, vary in size and are generally orientated towards the River Don. 3. A diversity of land uses including agriculture, informal recreation, a scrapyard, and historic quarrying. 4. Sparsely settled, with just a couple of steadings and some groups of houses along roadsides, although extensive urban areas to the south and west provide a developed context. 5. There are no roads within the unit although a narrow winding road that follows the valley landform forms the southern boundary. 6. Recreational use is relatively extensive with a well-connected network of informal footpaths across much of the unit. | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern. • Development would result in the loss of open farmland, including low stone dykes. It would also adversely affect the policy plantings. • The earthworks required for development would adversely affect the sloping valley side landform. • Development would detract from the distinctive rural character and associated sense of peace and seclusion. • Overall, physical and perceptual landscape aspects are very vulnerable to development. (h) | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern and • Development would introduce a different scale and form of development. • Development would result in the loss of open farmland, including low stone dykes. It would also adversely affect the policy plantings. • The earthworks required for development would adversely affect the sloping valley side landform. • Development would detract from the distinctive rural character and associated sense of peace and seclusion. • Overall, physical and perceptual landscape aspects are very vulnerable and development. (h) | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern. • Development would introduce a different scale and form of development. • Development would result in the loss of open farmland, including low stone dykes. It would also adversely affect the policy plantings. • The earthworks required for development would adversely affect the sloping valley side landform. • Development would detract from the distinctive rural character and associated sense of peace and seclusion. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>7. A distinctive rural and prevailing undeveloped character with a sense of peace and seclusion experienced within the woodlands.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The A92 parkway forms the eastern boundary of the unit, with garden fences, garden trees and a small patch of woodland along the settlement edge. Dense woodland along the northern edge of the unit, patchier woodland at the east, and trees on the eastern side of the A92 provide a robust and containing edge to adjacent residential and commercial development.</p> <p>2. Generally, there is an abrupt transition from urban to rural; the one exception is where a scrapyard is sited in the unit, next to the A92 , though this is screened by landform and trees from most of the unit.</p> <p>3. There are no distinctive buildings along the settlement edge or within the unit.</p> <p>4. From within the unit, there is no sense of continuation with the urban area to east due to the landform and intervening patchy woodland around the scrapyard and old quarry although there are some views to the south towards Northfield and Bucksburn.</p> | <ul style="list-style-type: none"> • Development would breach the strong containing edge of woodland along the eastern boundary of the A92 and would have little relationship to adjacent settlement. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would breach the strong containing edge of woodland along the eastern boundary of the A92 and would have little relationship to adjacent settlement. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the strong containing edge of woodland along the eastern boundary A92 and would have little relationship to adjacent settlement. • Overall, settlement boundaries are very vulnerable. (h) |

Sensitivity Unit: **2b**

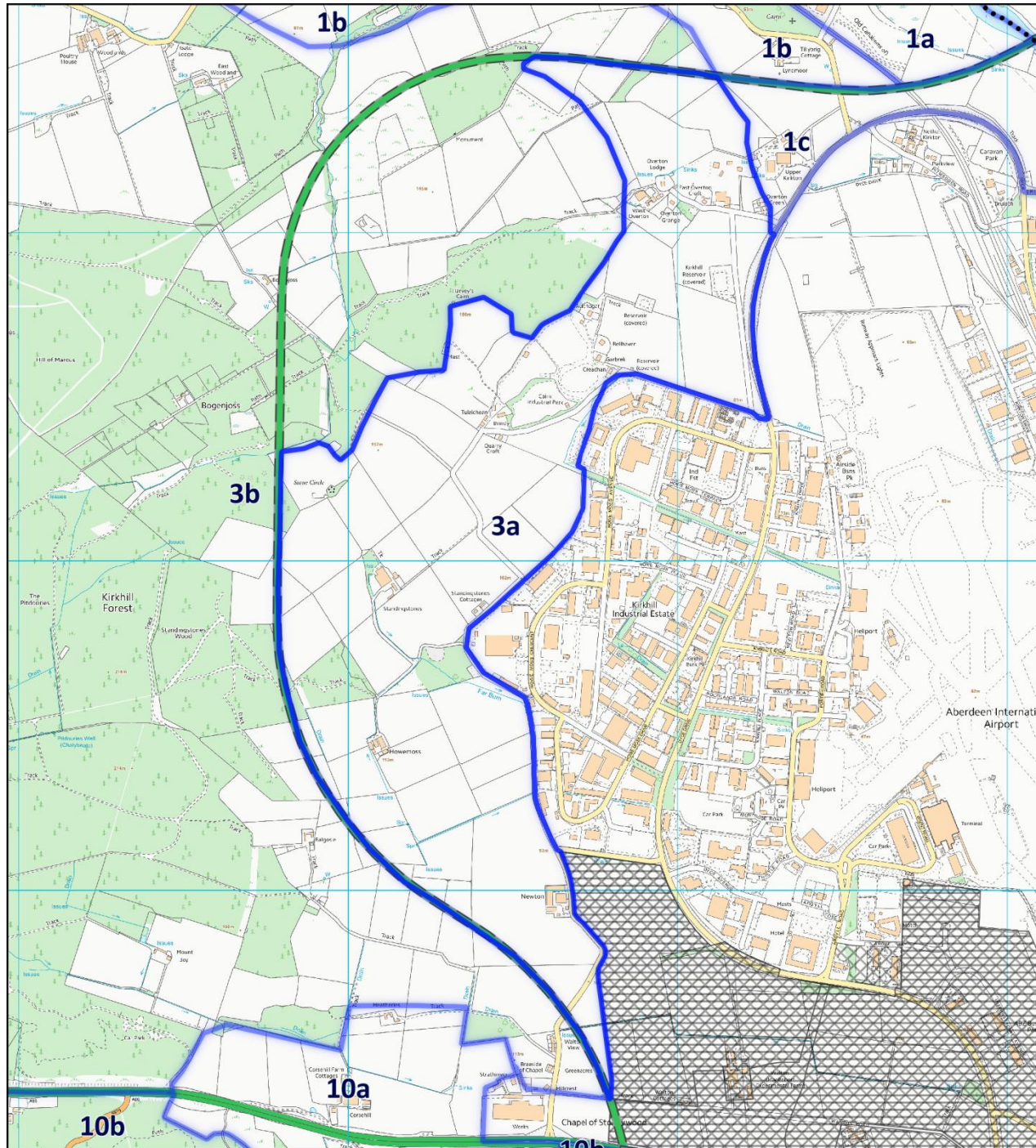
Landscape Character Area/Type: **Lower Don Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|--|
| | Residential | Business | Industry |
| In summary, the settlement boundary is strong and the unit is sensitive in relation to areas of notable woodland that separate nearby settlement from the wider landscape. | | | |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> From many parts of the unit, views tend to be restricted by nearby woodlands. From some open areas of upper valley sides, there are longer range views over parts of the city and, to the west towards Brimmond and Tyrebagger Hills. Views from the A92 as it passes along the eastern boundary of the unit are screened by dense woodlands although when heading north along the A92 as it passes through Middlefield, parts of the unit are clearly visible on rising ground. Parts of the unit, especially the woodland that forms a skyline feature, are also seen from A96, and from within the built-up area of Bucksburn where there is some gateway sense of approaching the city centre. <p>In summary, there is visibility from/to surrounding areas, including the A92 and A96 gateway routes and other key landscape features in the city.</p> | <ul style="list-style-type: none"> From some nearby parts of the city to the south of the unit, including a small section of the A92, development would be noticeable across the valley side, particularly across more open fields. In places, surrounding woodlands could provide some screening and assist with integration of development. Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> From some nearby parts of the city to the south of the unit, including a small section of the A92, development would be very noticeable across the valley side, particularly across more open fields. In places, surrounding woodlands could provide some screening and assist with integration of development. As the height and scale of business development is likely to be greater than housing, it would appear more noticeable although surrounding woodlands would help to soften this in places. | <ul style="list-style-type: none"> From some nearby parts of the city to the south of the unit, including a small section of the A92, development would be prominent across the valley side, particularly across more open fields. In places, surrounding woodlands could provide some screening and assist with integration of development. Considering the likely large scale and massing of industrial development, any development would appear prominent across the valley side. Overall, views and gateways are very vulnerable. (h) |






Sensitivity Unit: **2b**

Landscape Character Area/Type: **Lower Don Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| | | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The unit is part of the Don Valley which is one of the distinctive and defining features of Aberdeen’s landscape. 2. From parts of the city to the south of the unit, including views from the A96, the pattern of fields and surrounding woodlands provide an important rural setting to settlement. <p>In summary, the unit provides a very important setting function to settlement and the river.</p> | <ul style="list-style-type: none"> • Development would detract from the rural and undeveloped setting the unit provides to some nearby settlement and the River Don. • Overall, the landscape role is very vulnerable to development. (h) | <ul style="list-style-type: none"> • Development would detract from the rural and undeveloped setting the unit provides to some nearby settlement and the River Don. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would detract from the rural and undeveloped setting the unit provides to some nearby settlement and the River Don. Overall, the landscape very role is vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 3a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.9 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is fairly typical of other areas of lower hill slopes across the Tyrebagger Hill LCA. The unit forms a distinctive and defining feature of Aberdeen’s skyline and landscape.</p> <ol style="list-style-type: none"> 1. A relatively large scale landform of lower hill slopes that in association with the upper slopes and summit (outside of the unit) form the northern end of an arc of hills that curve around the western edge of the city. 2. Mixed shelterbelts and clumps of trees divide open pastures while along the lower hill slopes, dykes and fences enclose fields and in several places, are reinforced by lines of gorse and occasional trees. 3. Within the unit, settlement is sparse, consisting of a few farmsteads across the lower slopes, served by minor roads and tracks. There are no large industrial or business developments within the unit itself, but extensive development at the adjacent Kirkhill Industrial Estate and the Aberdeen Western Peripheral Route provides a contrasting context. 4. Standingstones stone circle on the western edge of the unit is a Scheduled Monument. 5. Recreational use is generally limited to paths and intimate narrow tracks, one of which leads to Standingstones stone circle. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would contrast with the adjacent business and industrial development. • Development would result in the loss of open farmland. • Breaching the development edge would erode both the clear definition of developed areas, and the proportion of open rural areas. • The earthworks required for development could adversely affect the sloping landform. • Development could detract from the strong rural character • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland. • Breaching the development edge would erode both the clear definition of developed areas, and the proportion of open rural areas. • The earthworks required for development could adversely affect the sloping landform. • Development could detract from the strong rural character • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland. • Breaching the development edge would erode both the clear definition of developed areas, and the proportion of open rural areas. • The earthworks required for development could adversely affect the sloping landform. • Development would detract from strong rural character . • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 3a

Landscape Character Area/Type: Tyrebagger Hill LCA/Hills LCT

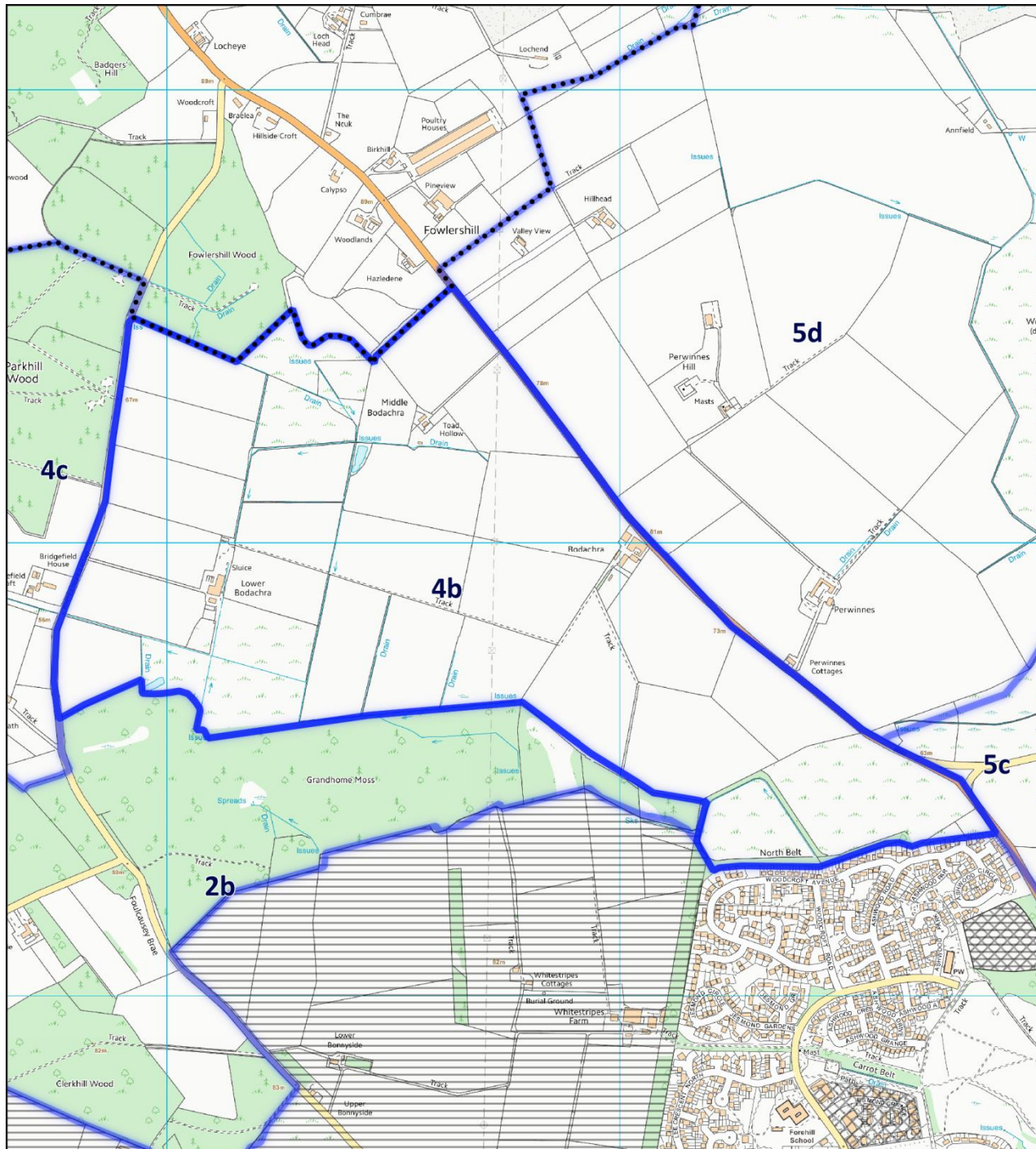
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>6. Although much of the area has a strong rural character, parts of the unit are affected by noise and activity of extensive development at the adjacent Kirkhill Industrial Estate and the Aberdeen Western Peripheral Route.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | <p>aspects are very vulnerable. (h)</p> | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> Existing development boundaries are well defined by being set below contours along the lower slopes. Along the western edge of Kirkhill Industrial Estate, large industrial units back on to the unit and are enclosed by security metal fencing which forms an abrupt, hard edge. Along part of the edge a farm track separates the agricultural fields from the industrial estate. Occasional scattered trees and small woodland blocks provide a softer edge in places. A tall office block is the most prominent building on the urban edge of Kirkhill Industrial Estate and there are several distinctive traditional farm buildings scattered across the lower hill slopes of the unit. When viewed from lower-lying areas, adjacent industrial development has little continuity with the wider urban area although from areas of higher ground, Kirkhill | <ul style="list-style-type: none"> Development would breach existing settlement boundary defined by lower contours. Mixed business and industrial uses adjacent to the unit form a hard edge, therefore development would not relate to this in terms of size, scale and layout. Development would contrast with the adjacent uses. Overall, the settlement boundary is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would breach existing settlement boundary defined by lower contours. Development would disproportionately impact on the robustness of settlement boundaries Overall, the settlement boundary is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would breach existing settlement boundary defined by lower contours. Development would disproportionately impact on the robustness of settlement boundaries Overall, the settlement boundary is vulnerable (m-h) |

Sensitivity Unit: 3a





Landscape Character Area/Type: Tyrebagger Hill LCA/Hills LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>Industrial Estate is viewed in the context of the nearby airport and the city beyond.</p> <p>In summary, the settlement boundary has some definition and is robust.</p> | | | |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> From the lower-lying parts of the unit, views tend to be short range, curtailed by nearby rising ground, woodlands and nearby built development. From areas of higher open ground, including the Aberdeen Western Peripheral Route, there are long range views east and south over the city towards the sea, and north over the Don Valley. From parts of the city, the unit is seen in context of the upper slopes and summit of Tyrebagger hill that form an important landmark feature in views. Elevation is important in relation to settlement boundary. <p>Overall, there is relatively extensive visibility from/to surrounding areas, including a gateway route.</p> | <ul style="list-style-type: none"> Development further up the hill slopes would become very noticeable from many surrounding areas. Development would tend to be very visible from parts of the Aberdeen Western Peripheral Route. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development further up the hill slopes would become prominent from many surrounding areas. Development would tend to be very visible from parts of the Aberdeen Western Peripheral Route. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development further up the hill slopes would become prominent from many surrounding areas. Development would tend to be very visible from parts of the Aberdeen Western Peripheral Route. Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit provides an important rural and undeveloped foreground to the upper slopes and summit of Tyrebagger hill. Collectively they are a key feature in the setting of the city. | <ul style="list-style-type: none"> Development would adversely affect the foreground to Tyrebagger Hill, reducing the proportion | <ul style="list-style-type: none"> Development would adversely affect the foreground to Tyrebagger Hill, reducing the proportion | <ul style="list-style-type: none"> Development would adversely affect the foreground to Tyrebagger Hill, reducing the proportion |

| Sensitivity Unit: 3a | | Landscape Character Area/Type: Tyrebagger Hill LCA/Hills LCT | | |
|---|--|--|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>2. The unit separates the industrial estate from the Aberdeen Western Peripheral Route and provides a rural setting to both.</p> <p>In summary, the unit provides a very important setting to the wider LCA and some buffer function between landuses.</p> | <p>of undeveloped lower slopes to the upper forested hill.</p> <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to adjacent settlement and the Aberdeen Western Peripheral Route. • Overall, the landscape role is very vulnerable. (h) | <p>of undeveloped lower slopes to the upper forested hill.</p> <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to adjacent settlement and the Aberdeen Western Peripheral Route. • Overall, the landscape role is very vulnerable. (h) | <p>of undeveloped lower slopes to the upper forested hill.</p> <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to adjacent settlement and the Aberdeen Western Peripheral Route. • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 4b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.6 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: **4b**

Landscape Character Area/Type: **Brae of Don LCA/Undulating Wooded Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is less wooded with few semi-natural habits, but otherwise reflects the key characteristics of the Braes of Don LCA as a whole.</p> <ol style="list-style-type: none"> 1. Landform consists of a large and open shallow basin, contained within low gently rolling ridges. 2. Semi-natural vegetation is generally confined to field margins, although two undrained fields to the south of Lower Bodachra form part of Grandhome Moss LNCS. 3. Little woodland cover, limited to tree belts along some field boundaries and roads, although woodlands surrounding the unit provide a sense of containment. 4. Land use is mainly improved grassland with some arable fields and rough grazing. 5. Medium sized rectilinear fields are enclosed by fences and some stone dykes. 6. Settlement is limited to scattered farms, one of which is a visually prominent crane hire business, another has horse stabling and paddocks. A high voltage transmission line crosses the unit and is highly visible. 7. Whitestripes Road, a busy minor road, follows the western boundary and the B997 lies to the north-east, but vehicle access within the unit is limited to farm tracks. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farms. • Development would result in the loss of open farmland. • Development would detract from the predominantly rural character and associated sense of detachment from the city. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farms, and introduce a different scale and form of building. • Development would result in the loss of open farmland. • Development would detract from the predominantly rural character and associated sense of detachment from the city. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farms, and introduce a different scale and form of building. • Development would result in the loss of open farmland. • Development would detract from the predominantly rural character and associated sense of detachment from the city. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: **4b**

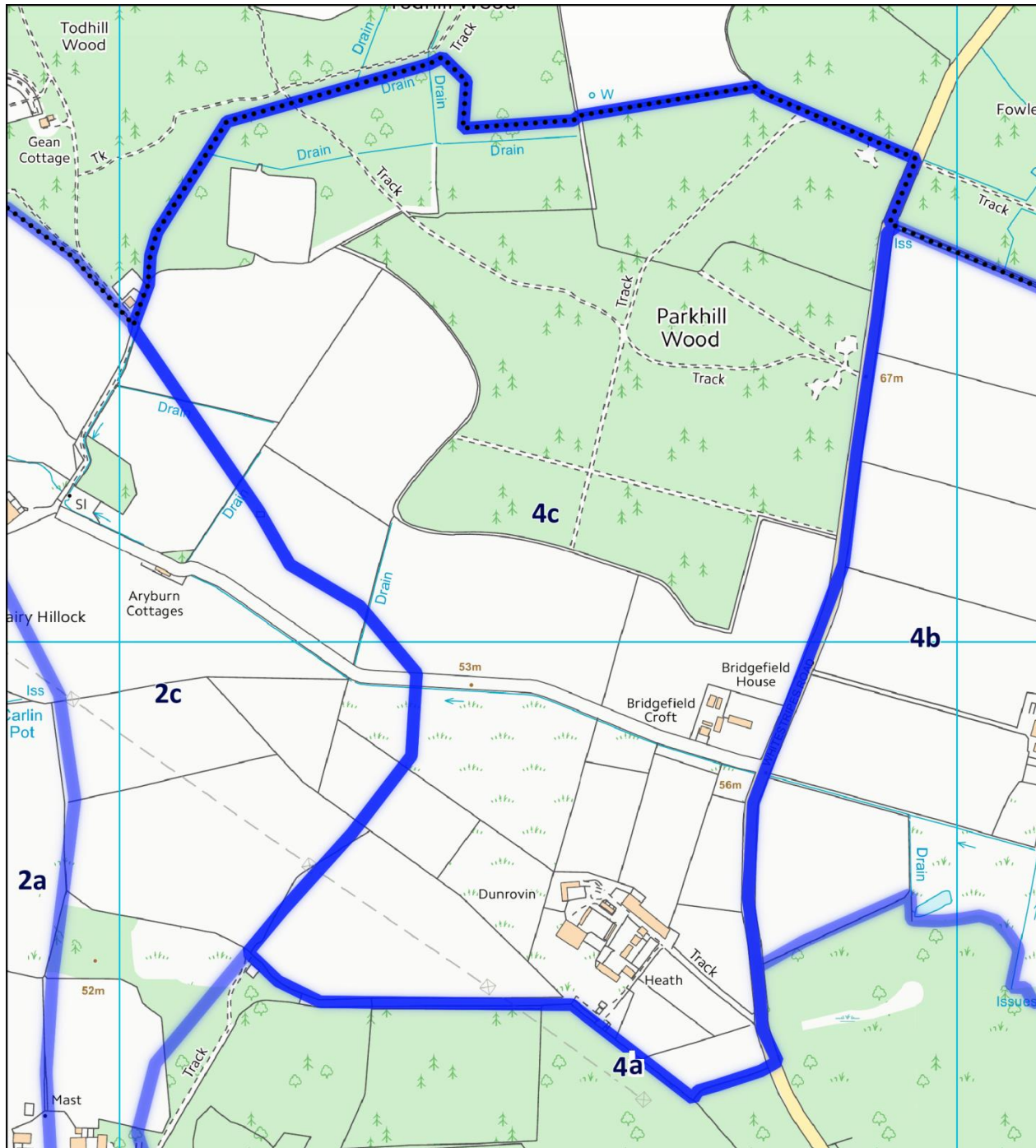
Landscape Character Area/Type: **Brae of Don LCA/Undulating Wooded Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>8. Intensive agricultural use limits recreational activity. There are no formal recreational facilities or Core Paths and little evidence of informal use (walking, jogging or cycling).</p> <p>9. The unit has a predominantly rural character with some sense of detachment from the city. The sound of aircraft overhead and traffic noise reduce the sense of tranquillity.</p> <p>In summary, the unit has some distinctive characteristics, with a moderate degree of strength and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Middleton Park lies to the south-east, but is concealed by tree belts, including North Belt, which together provide a robust boundary to existing settlement that separates development from the wider landscape.</p> <p>In summary, the settlement boundary is very robust.</p> | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by tree belts. • It would have no or very little relationship to Middleton Park. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by tree belts. • Business development would also notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by tree belts • Industrial development would also notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Views from the unit are generally limited by landform to long distance views westwards towards Dyce and Brimmond Hill.</p> <p>2. The unit is readily visible from the busy B997, but the basin landform of this unit limits visibility (and the extent</p> | <ul style="list-style-type: none"> • The basin landform and surrounding woodlands limit wider visibility, beyond the busy B977 from which the unit is readily visible. | <ul style="list-style-type: none"> • The basin landform and surrounding woodlands limit wider visibility, beyond the busy B977 from which the unit is readily visible. | <ul style="list-style-type: none"> • The basin landform and surrounding woodlands limit wider visibility, beyond the busy B977 from which the unit is readily visible. |



Sensitivity Unit: **4b**

Landscape Character Area/Type: **Brae of Don LCA/Undulating Wooded Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>of the area visible) with long distance views occurring from a limited number of open elevated areas such as the upper western slopes of the Don Valley. Development of OP9 would reduce visibility of this unit from these slopes.</p> <p>In summary, there is relatively limited visibility from/to surrounding areas although the busy gateway route of the B997 borders the unit.</p> | <ul style="list-style-type: none"> • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Industrial buildings could be visually intrusive in long distance views. • Overall, views and gateways are quite vulnerable. (m) |
| <p>D: Landscape role</p> <p>1. The unit forms part of the wider rural setting in views.</p> <p>In summary, the unit has limited setting function.</p> | <ul style="list-style-type: none"> • The wider rural backdrop to the Don Valley would be diminished if this unit were developed. • Overall, the landscape role is of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • The wider rural backdrop to the Don Valley would be diminished if this unit were developed • Overall, the landscape role is of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • The wider rural backdrop to the Don Valley would be diminished if this unit were developed • Overall, the landscape role is of limited vulnerability. (l-m) |
| OVERALL SENSITIVITY | Medium | Medium | Medium-high |



Sensitivity Unit 4c

-  Aberdeen City Council boundary
-  Sensitivity Units



0



0.3 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: 4c

Landscape Character Area/Type: Brae of Don LCA/Undulating Wooded Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit generally reflects the characteristics of the LCA as a whole.</p> <ol style="list-style-type: none"> 1. Landform consists of gently undulating slopes above the Don Valley. 2. Land use is strongly rural in character, mainly consisting of improved grassland with some arable fields and horse paddocks to the south, and woodland. 3. Semi-natural vegetation is generally confined to field margins although this landscape is well-wooded, with large areas of mixed policy woodland and relatively good connectivity between habitat patches. 4. Medium-sized and some small fields are enclosed by fences and low stone dykes. 5. Settlement is limited to two small farms. A transmission line is prominent as it crosses the south-west of the unit. 6. Whitestripes Road, a busy minor road, follows the eastern boundary; vehicle access within the unit is limited to farm tracks. 7. Recreational use is focussed on informal tracks and paths within Parkhill and Stoneyhill Woods and there is roadside car parking on Whitestripes Road. Informal recreation is limited elsewhere. 8. The unit has a predominantly rural character with some sense of detachment from the city (particularly | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern. • Development would result in the loss of open farmland, including some small fields enclosed by stone dykes. • Development would detract from the predominantly rural character and sense of detachment from the city. • Woodland cover and habitat diversity and connectivity could be adversely affected. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern of scattered farmsteads, and introduce a different scale and form of building. • Development would result in the loss of open farmland, including some small fields enclosed by stone dykes • Development would significantly detract from the predominantly rural character and sense of detachment from the city. • Woodland cover and habitat diversity and connectivity could be adversely affected. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern of scattered farmsteads, and introduce a different scale and form of building • Development would result in the loss of open farmland, including some small fields enclosed by stone dykes • Development would significantly detract from the predominantly rural character and sense of detachment from the city. • Woodland cover and habitat diversity and connectivity could be adversely affected. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 4c

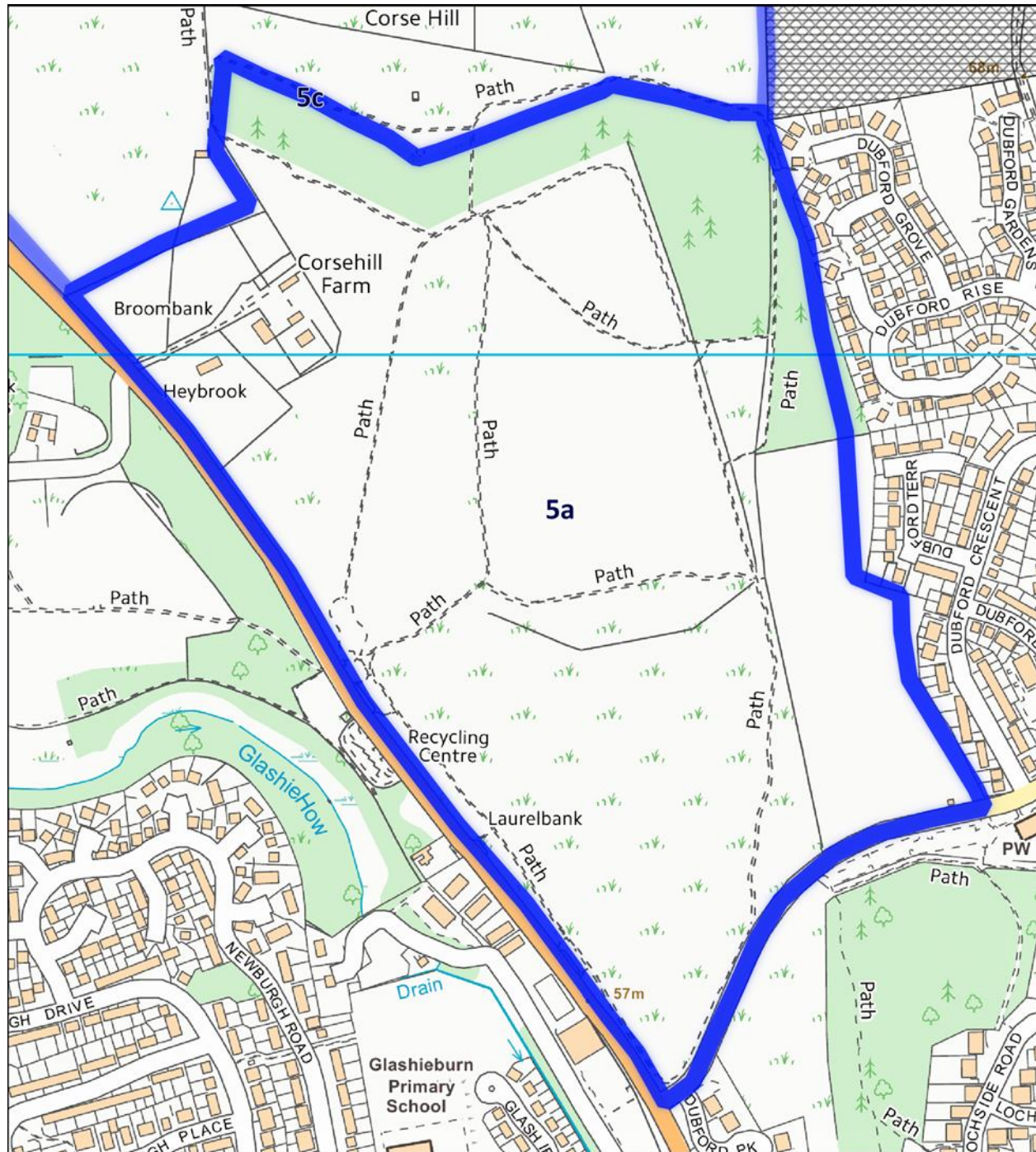
Landscape Character Area/Type: Brae of Don LCA/Undulating Wooded Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>experienced within wooded areas) despite views of buildings within Dyce. The sound of aircraft overhead and traffic noise reduce the sense of tranquillity.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> The unit is physically separated from urban areas to the north and south which are also well screened by woodland. There are no adjacent settlement boundaries and this factor is sensitive to any new development. <p>In summary, there is no settlement boundary adjacent to the unit.</p> | <ul style="list-style-type: none"> Development would create a new settlement with no immediate relationship to nearby settlement. Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> Development would have no immediate relationship to the nearby settlement. Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> Development would have no immediate relationship to the nearby settlement. Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> Apart from views towards Dyce, which are framed by woodland, views from the unit are generally short range. The unit is visible from the busy Whitestripes Road, and from Dyce, but otherwise views of it are generally limited by woodland. The western part of the unit is particularly sensitive, due to the skyline in views of this area from Dyce and the Don Valley. Parkhill Wood provides a distinctive feature within the local landscape and forms the skyline in views from the River Don path. | <ul style="list-style-type: none"> The coverage of trees and woodland would limit views of development to and from the wider landscape. Development would be visible from the busy Whitestripes road and Dyce. The western edge of this unit is more sensitive because of the backdrop it provides to the Don Valley. | <ul style="list-style-type: none"> The coverage of trees and woodland would limit views of development to and from the wider landscape. Development would be visible from the busy Whitestripes road and Dyce. The western edge of this unit is more sensitive because of the backdrop it provides to the Don Valley. | <ul style="list-style-type: none"> The coverage of trees and woodland would limit views of development to and from the wider landscape. Development would be visible from the busy Whitestripes road and Dyce. The western edge of this unit is more sensitive because of the backdrop it provides to the Don Valley. |





Sensitivity Unit: 4c

Landscape Character Area/Type: Brae of Don LCA/Undulating Wooded Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| In summary, there is relatively limited visibility from/to surrounding areas although the busy Whitestripes Road borders the unit. | <ul style="list-style-type: none"> Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> Overall, views and gateways are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit is contained and relatively low-lying. It forms part of the wider rural setting. Parkhill Wood and the western edge of this unit forms part of the backdrop in close views from the Don River path.</p> <p>In summary, the unit has some setting function.</p> | <ul style="list-style-type: none"> The wider rural setting, and backdrop to the Don Valley, would be adversely affected. Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> The wider rural setting, and backdrop to the Don Valley, would be adversely affected. Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> The wider rural setting, and backdrop to the Don Valley, would be particularly adversely affected. Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 5a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.26 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council - Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit comprises the Scotstown Moor Local Nature Conservation Site which lies close to the residential area of Denmore.</p> <ol style="list-style-type: none"> Gently sloping landform rising to Corse Hill which forms the northern boundary of this unit. Semi-natural vegetation occurs extensively and includes wet pasture, heath, woodland and scrub. This unit is designated as a Local Nature Reserve. Woodland cover largely comprises coniferous plantation although areas of birch and willow are also present. A largely unsettled landscape with a single small-holding located close to the B997. Some residential development in the Denmore area is visible on the eastern and southern boundaries of this landscape. This unit is very well-used for recreation. It accommodates a network of footpaths and a small car park and information board is located close to the B997. The proximity of residential areas, particularly on the eastern boundary, affects the rural character. The semi-natural land cover gives a distinct sense of naturalness and provides a strong contrast to the adjacent urban area. <p>In summary, there are many distinctive landscape characteristics with a strong and coherent identity.</p> | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a single small-holding. Development would result in the loss of semi-natural vegetation and woodland, all designated as a Local Nature Reserve. Development would result in the loss of recreational facilities and opportunities. The distinct sense of naturalness and contrast with the urban area would be adversely affected. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a single small-holding. Business development would contrast with the existing residential type. Development would result in the loss of semi-natural vegetation and woodland, all designated as a Local Nature Reserve. Development would result in the loss of recreational facilities and opportunities. The distinct sense of naturalness and contrast with the urban area would be adversely affected. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a single small-holding. Industrial development would contrast with the existing residential type. Development would result in the loss of semi-natural vegetation and woodland, all designated as a Local Nature Reserve. Development would result in the loss of recreational facilities and opportunities. The distinct sense of naturalness and contrast with the urban area would be adversely affected. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 5a

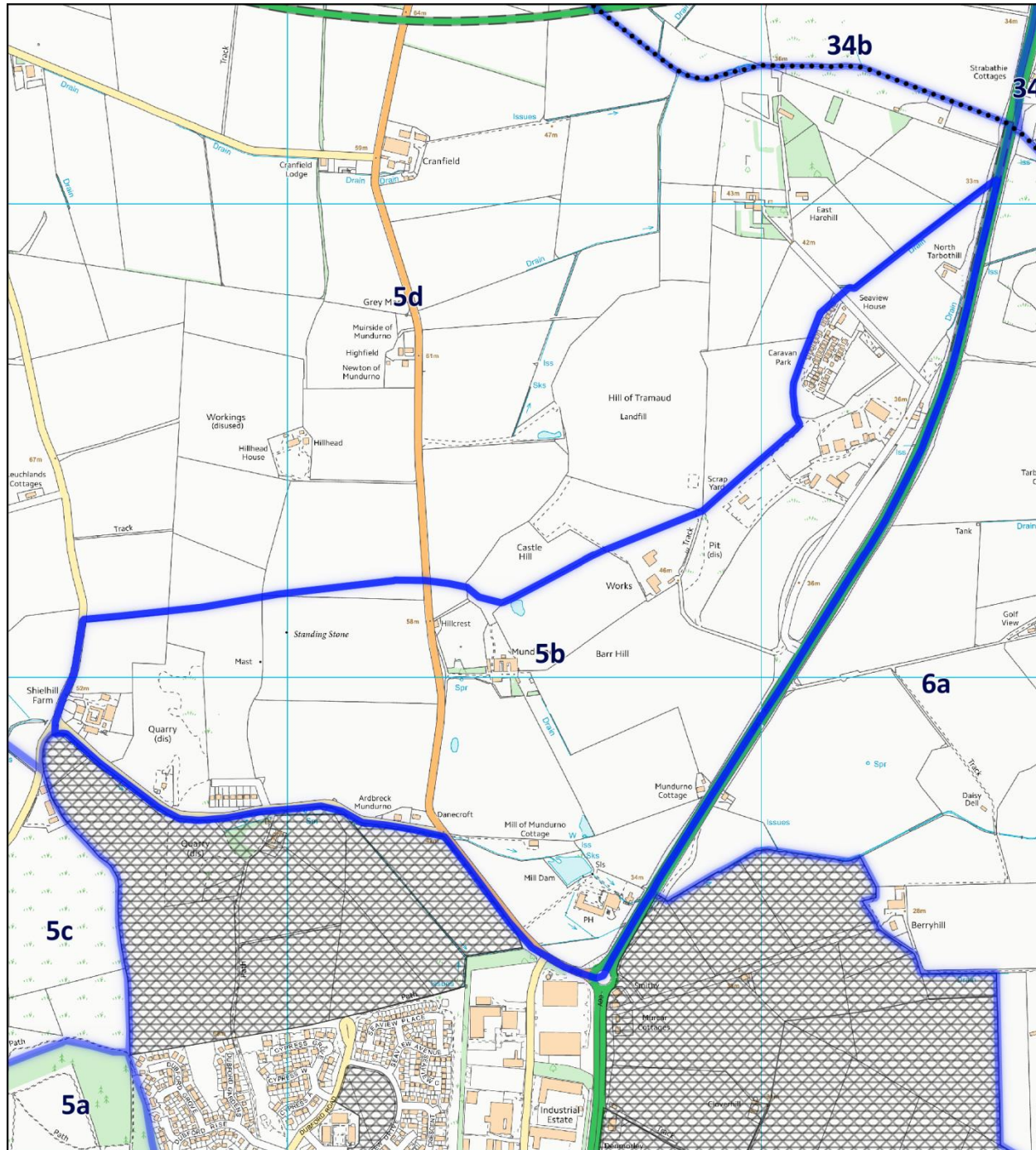
Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>1. Woodland and scrub provides some intermittent screening of housing on the southern and eastern edges of this unit.</p> <p>2. Housing within Middleton Park to the west is well-screened by mature mixed woodland.</p> <p>In summary, the settlement boundary is very robust as dense woodland separates most areas of built development from the wider undeveloped landscape.</p> | <ul style="list-style-type: none"> • Development would breach the very robust containment of the urban area • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the very robust containment of the urban area • Development would also notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the very robust containment of the urban area. • Development would notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Outward views are generally contained from this landscape but long views are possible from more open and elevated areas.</p> <p>2. This landscape is seen from surrounding housing in the Denmore area and from the busy B997 although it is not visible from other nearby gateway routes into the city. This landscape is not widely visible from the city.</p> <p>In summary, there is some visibility from/to surrounding local residential areas and the gateway route of the B997 borders the unit.</p> | <ul style="list-style-type: none"> • Development would principally affect local views only. • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would principally affect local views only. • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be prominent in local views. • Overall, views and gateways are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit acts as a landscape setting to the nearby urban edge.</p> | <ul style="list-style-type: none"> • Development would adversely affect the role of this unit as a natural setting to the urban edge. | <ul style="list-style-type: none"> • Development would adversely affect the role of this unit as a natural setting to the urban edge. | <ul style="list-style-type: none"> • Development would adversely affect the role of this unit as a natural setting to the urban edge. |







Sensitivity Unit: 5a

Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>2. The unit provides a separation function between surrounding areas of residential development (a green wedge between Denmore and Middleton Park). In summary, the unit provides an important undeveloped and relatively natural setting to nearby areas of residential development with a local buffer function.</p> | <ul style="list-style-type: none"> • Development would adversely affect the unit’s separation role as a green wedge between residential areas. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the unit’s separation role as a green wedge between residential areas. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the unit’s separation role as a green wedge between residential areas. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 5b

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
-  Existing Employment
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit predominantly comprises sloping ground on the southern and eastern edge of LCA 5 and thus contrasts with the more gently undulating low plateau landform of much of the LCA. This unit is also more visually prominent on the approach to Aberdeen and from settlement than the most of the remainder of the LCA.</p> <ol style="list-style-type: none"> 1. Landform comprises the rising slopes which form the southern and eastern edges of the low gently undulating plateau characteristic of much of LCA 5. In the south-west these slopes form the northern side of the narrow valley of the Mundurno Burn, and include some slightly steeper slopes. A small area of flat ground is associated with the floodplain of the Mundurno Burn in the south-east. 2. Semi-natural vegetation is limited being generally associated with disturbed areas of ground around former quarries, field margins and the small floodplain area near the Mill of Mundurno. 3. There is little woodland cover with only occasional broadleaved trees present close to the Mundurno Burn and intermittently along field boundaries and road sides. 4. This landscape is predominantly farmed with medium to occasionally largesized field of improved grassland and some arable crops enclosed mainly by fences and a few stone dykes. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing development types. • Development would result in the loss of open farmland. • The earthworks required for development would affect the valley landform and area of slightly steeper slopes in the south-western part of this unit. Capped landfill sites may also physically constrain development. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential and industrial development types and caravan park. • Development would result in the loss of open farmland. • The earthworks required for development would affect the valley land form and area of slightly steeper slopes in the south-western part of this unit. Capped landfill sites may also physically constrain development. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development away from the north east corner would contrast with existing development type. • Development in the north east corner would contrast with the caravan park land use. • Development would result in the loss of open farmland. • The earthworks required for development would affect the valley land form and area of slightly steeper slopes in the south-western part of this unit. Capped landfill sites may also physically constrain development. • Overall, physical and perceptual landscape |

Sensitivity Unit: **5b**

Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|----------------------|----------|---|
| | Residential | Business | Industry |
| <p>5. Settlement is limited to a few scattered dwellings and farmsteads. There is a range of other buildings around the unit edges, including a caravan park, some industrial units in the north-east, a large inn, remnant industrial infrastructure and buildings related to former quarries, , . The nearby residential development of Dubford is visible on the southern boundary.</p> <p>6. The eastern part of this unit borders the A92 while the busy B999 passes alongside the narrow valley of the Mundurno Burn.</p> <p>7. There are no formal recreational facilities or Core Paths and little evidence of informal use on the B999 and minor roads in the unit.</p> <p>8. Dubford standing stone (Scheduled Monument) is in the south east of the unit.</p> <p>9. The unit has some rural qualities, but these are reduced by industrial development within the unit and nearby housing. The A92 and industrial and business park development visible to the south-east removes a sense of detachment from the city. There is no sense of tranquillity due to nearby busy roads and regular helicopter traffic. Views to the sea from some parts of the unit bring a coastal influence and sense of exposure, notably in the east, near to and including the A92.</p> <p>In summary, there are some distinctive landscape characteristics although these are fragmented in places.</p> | | | <p>aspects are very vulnerable. (h)</p> |

Sensitivity Unit: **5b**

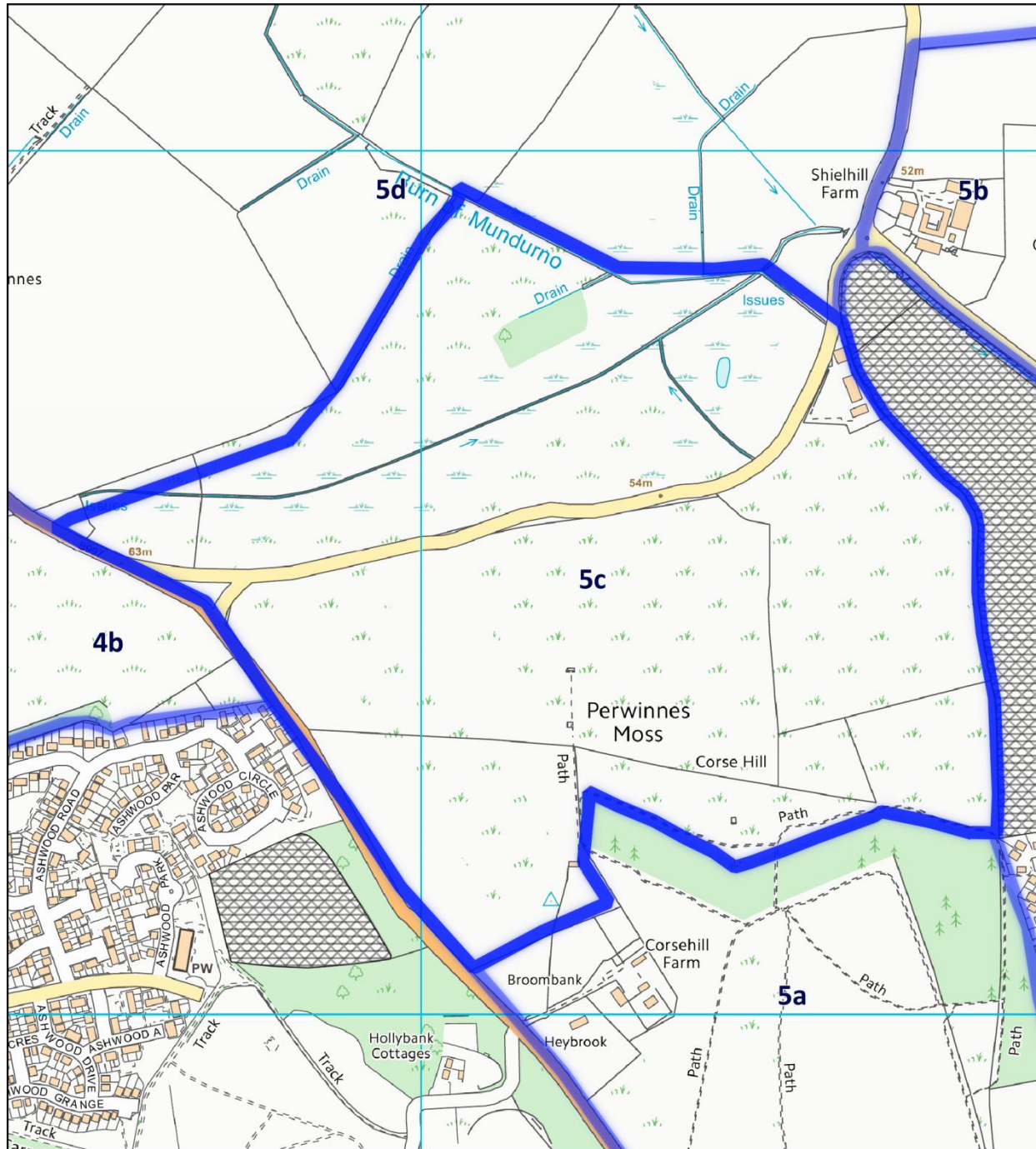
Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. The narrow valley of the Mundurno Burn and associated fields and slightly steeper slopes in the south-western part of this unit provide a defined edge to recent housing development at Dubford. The boundary is less defined where there is a farm and row of bungalows on the lower south-facing slopes. 2. The settlement edge to the south of dense new housing development at Dubford is unscreened. 3. A small industrial estate close to the A92 is separate from the main developed areas has a more naturalised boundary predominantly of gorse. 4. A small caravan park in the north east creates a fragmented settlement edge in combination with the industrial estate. <p>In summary, there is some boundary definition with a moderate level of robustness around Dubford. However development is quite mixed (in type) and fragmented within the unit.</p> | <ul style="list-style-type: none"> • Development in the south west would relate to the abrupt housing edge at Dubford despite the low-key edge provided by the Mundurno Burn and associated fields. • Development would contrast with industrial development in the north of the unit. • Overall, the settlement boundary is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would contrast with nearby housing at Dubford and industrial development in the north-east of the unit. Overall, the settlement boundary is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would contrast with nearby housing at Dubford. • Development would have some relationship to existing industrial development in the unit. Overall, the settlement boundary is vulnerable. (m-h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. Views from the unit are generally limited by landform in the south but are more open and long distance from eastern slopes, including views of the sea, from areas near the A92. | <ul style="list-style-type: none"> • Development would be very visible from the A92 on the approach to the city. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be prominent from the A92 on the approach to the city. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be prominent from the A92 on the approach to the city. • Overall, views and gateways are very vulnerable. (h) |





Sensitivity Unit: **5b**

Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>2. The eastern slopes of this unit are prominent in views on the approach to Aberdeen from the A92 gateway route and, more locally, from the B999.</p> <p>In summary, although visibility from / to surrounding areas is relatively limited, parts of the unit are clearly visible from the busy gateway routes of the A92 and B999.</p> | | | |
| <p>D: Landscape role</p> <p>1. The south-western part of the unit forms part of the setting to the city.</p> <p>2. The unit forms part of the rural context to the A92 on arrival to the city from the north. The level of contrast between rural and urban areas is reduced by fragmented development including landfill, quarrying operations and industrial units in the unit.</p> <p>In summary, the unit has quite an important setting function.</p> | <ul style="list-style-type: none"> • Development could adversely affect the setting of the city. • Development could affect the rural context to the A92. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development could adversely affect the setting of the city. • Development could affect the rural context to the A92. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the setting of the city. • Development would adversely affect the rural context to the A92 by increasing the amount of industrial development in the unit. • Overall, the landscape role is quite vulnerable. (m) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 5c

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.3 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: 5c

Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit features some of the characteristics of LCA 5. However, it has significantly more semi-natural habitat, as a proportion of its area, than Sensitivity Units 5b and 5d.</p> <ol style="list-style-type: none"> 1. Landform comprises the broad flat bottomed valley of the Mundurno Burn. Southern slopes are steep and rise to Corse Hill. The northern side of the valley rises more gradually to form gently undulating low hills at the transition with unit 5d although restored workings at Leuchlands present some locally steeper terrain. 2. Semi-natural vegetation occurs extensively across the unit. The wide floodplain of the Mundurno Burn comprises wet pasture, moss and scrub. The steep southern slopes of the valley (Perwinnes Moss) are covered with rough grassland/heath which is densely colonised by gorse. Both these areas are designated Local Nature Conservation Sites with the Perwinnes Moss area additionally comprising a Local Nature Reserve. 3. Woodland cover is limited to areas of scrubby willow, alder and birch present in less managed areas. 4. The northern slopes of the valley are predominantly farmed with fields of mainly improved grassland largely enclosed by fences. 5. Settlement within this unit is absent. There are no large industrial or business developments within the unit. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • The earthworks required for development would adversely affect the varied landforms. • Development would result in the loss of open farmland. It would also cause the loss of semi-natural vegetation that is designated as a Local Nature Reserve. • Development would detract from the rural and largely undeveloped character and sense of detachment from the city. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • The earthworks required for development would adversely affect the varied landforms. • Development would result in the loss of open farmland. It would also cause the loss of semi-natural vegetation that is designated as a Local Nature Reserve. • Development would detract from the rural and largely undeveloped character and sense of detachment from the city. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • The earthworks required for development would adversely affect the varied landforms. • Development would result in the loss of open farmland. It would also cause the loss of semi-natural vegetation that is designated as a Local Nature Reserve. • Development would detract from the rural and largely undeveloped character and sense of detachment from the city. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 5c

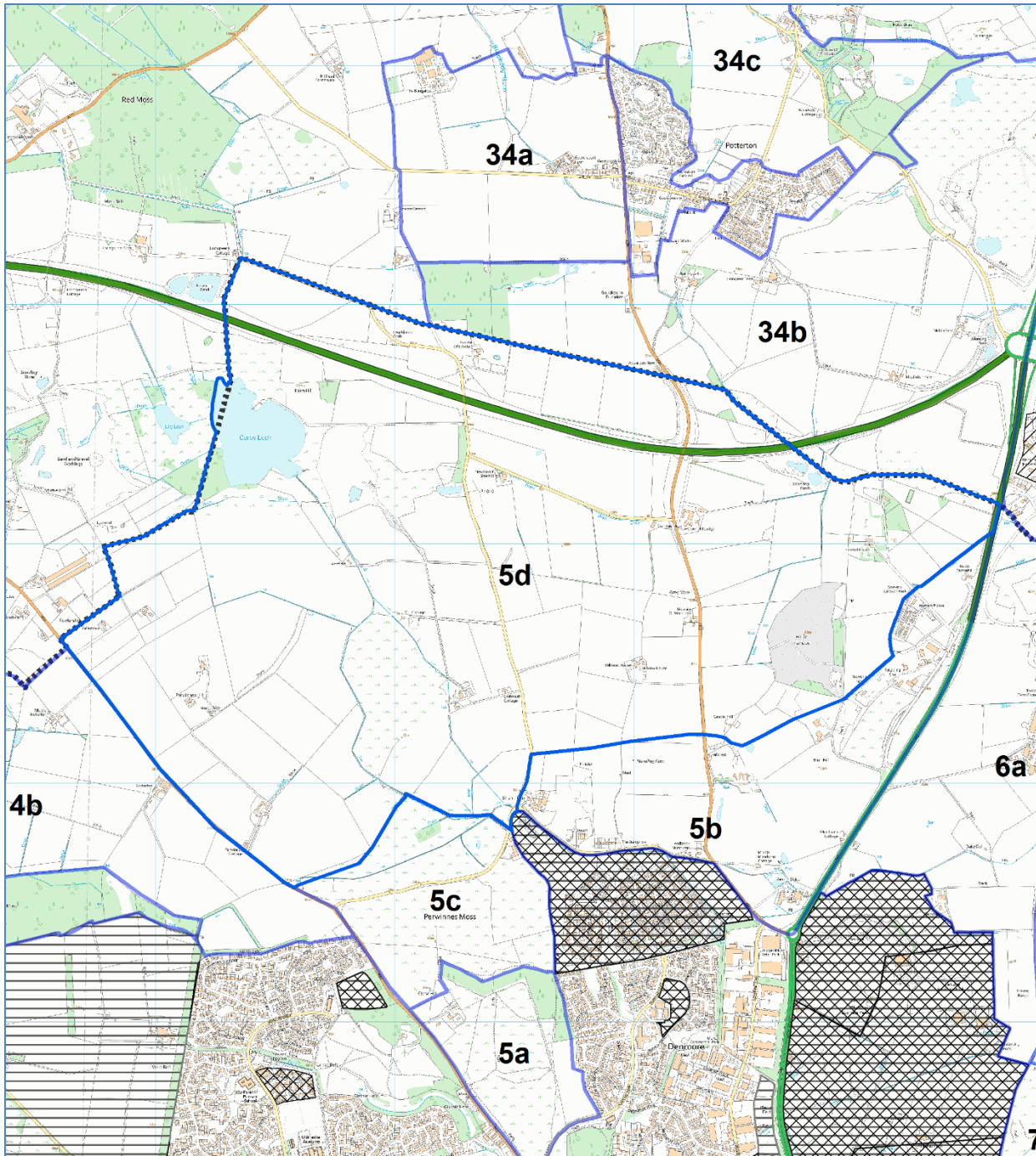
Landscape Character Area/Type: Mundurno LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>There is a small business development on the edge of the unit.</p> <p>6. The busy B999 road is aligned broadly east/west through this unit at the foot of Perwinnes Moss and adjacent to the floodplain of the Mundurno Burn.</p> <p>7. There are no formal recreational facilities or Core Paths and access is difficult on Perwinnes Moss due to high security fencing along the B999 and the extent of gorse cover. The wet ground on the floodplain of the Mundurno Burn similarly inhibits informal access.</p> <p>8. The unit has distinct semi-natural qualities, a rural and largely undeveloped character, and a sense of detachment from the city. However the volume of traffic on the B999 limits tranquillity.</p> <p>In summary, there are some distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The unit has settlement on two sides but these areas of settlement are not noticeable from within the unit itself, which has a rural character.</p> <p>2. Corse Hill screens visibility of the northern edge of the city in the Denmore area from the unit. The nearby Middleton Park housing area is partially screened by mature mixed woodland and a stone wall.</p> | <ul style="list-style-type: none"> • Development would affect the rural character. • Development would breach the robust edge at Middleton Park and Dubford. • Overall, the settlement boundary is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would affect the rural character. • Development would breach the robust edge at Middleton Park and Dubford. • Overall, the settlement boundary is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would affect the rural character. • Development would breach the robust edge at Middleton Park and Dubford. • Overall, the settlement boundary is very vulnerable. (h) |

Sensitivity Unit: 5c




Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| In summary, there is strong boundary definition with a high level of robustness. | | | |
| <p>C: Views and gateways</p> <p>1. This landscape forms a valley and views to and from the unit are generally contained.</p> <p>2. While this unit is not seen from key routes into the city it is highly visible from the B999.</p> <p>In summary, visibility from/ to surrounding areas is limited although much of the unit is clearly visible from the busy B999.</p> | <ul style="list-style-type: none"> • Development would be very visible across open ground from some nearby areas. • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be very visible across open ground from some nearby areas. • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be prominent across open ground from some nearby areas. • Overall, views and gateways are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit has a key separation function between two areas of housing (Dubford and Middleton Park). It is part of a wedge of green space which extends into the city, and which provides important connectivity between the open spaces in Unit 5a and rural areas in both this unit and areas to the north.</p> <p>2. The unit forms a rural landscape foreground and backdrop setting to nearby housing.</p> <p>In summary, the unit has an important separation function and a landscape setting function to nearby settlement.</p> | <ul style="list-style-type: none"> • Development would adversely affect the role of the units in providing a green wedge. • Development would affect the role of this unit as part of the rural setting for nearby housing. • Overall, the landscape role is quite very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the role of the units in providing a green wedge. • Development would affect the role of this unit as part of the rural setting for nearby housing. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the role of the units in providing a green wedge. • Development would affect the role of this unit as part of the rural setting for nearby housing. . • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 5d

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
 -  Existing Employment
 -  Opportunity Site
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



 1.2 km
 Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects This unit comprises the more open and gently undulating farmland which forms the major part of LCA 5. This unit generally reflects the characteristics of the LCA as a whole.</p> <ol style="list-style-type: none"> 1. Landform comprises a low and gently undulating plateau. The ridge of Perwinnes Hill bounds the unit to the west and this, and Corse Hill to the south, provide a degree of visual containment. 2. Semi-natural vegetation is mainly found in small areas of disturbed ground around former sand and gravel workings, some large areas of scrub, field margins and within the narrow fringes of Corby Loch which is designated a SSSI and LNCS. 3. There is little woodland cover with only occasional broadleaved trees and small woodlands along some field boundaries, roads, buildings and Corby Loch, and some small conifer plantation. 4. The unit is predominantly farmed with fields of mainly improved grassland, and some arable cropping, largely enclosed by gorse-lined fences but with stone dykes in some areas. 5. Settlement is limited to a pattern of scattered farmsteads. There are no large business developments within the unit. 6. Operational sand and gravel workings are present near Corby Loch and restored workings are evident by the | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including stone dykes. • Development would adversely affect the rural character and associated sense of detachment. • Development would adversely affect the setting of Corby Loch <p>Overall, physical and perceptual landscape aspects are very vulnerable. (h)</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would contrast with the existing development types. • Development would result in the loss of open farmland, including stone dykes • Development would adversely affect the rural character and associated sense of detachment. • Development would adversely affect the setting of Corby Loch <p>Overall, physical and perceptual landscape aspects are very vulnerable. (h)</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including stone dykes • Development would particularly adversely affect the rural character and associated sense of detachment. • Development would adversely affect the setting of Corby Loch <p>Overall, physical and perceptual landscape aspects are very vulnerable. (h)</p> |

Sensitivity Unit: 5d

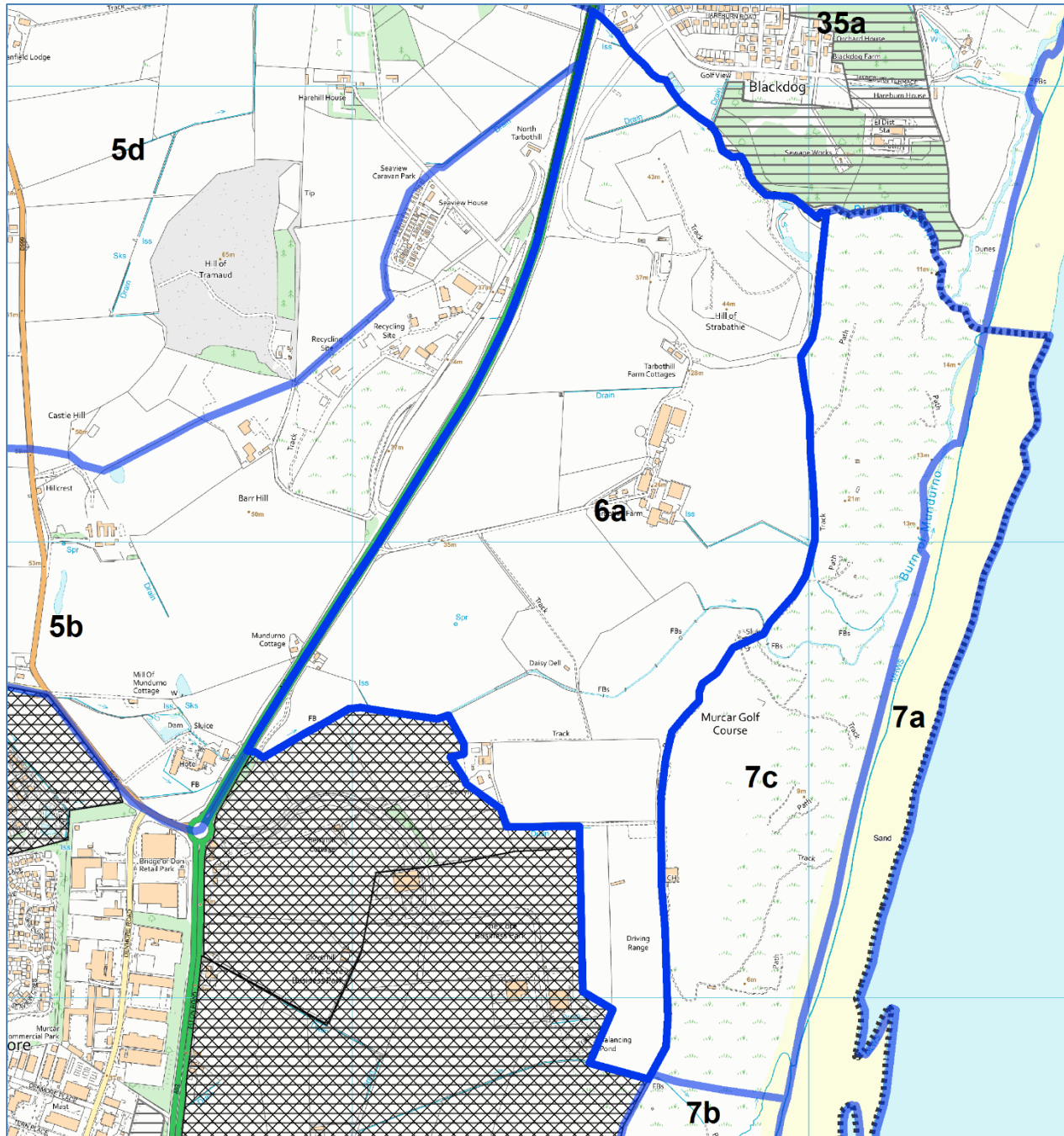
Landscape Character Area/Type: Mundurno LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>poorly drained domed grassland which occurs near Leuchlands.</p> <p>7. Narrow minor roads cross this landscape north/south. The AWPR is aligned across the northern part of the unit.</p> <p>8. There are few formal recreational facilities apart from fishing on Corby Loch which is open to syndicate members only. There are no Core Paths and little evidence of informal use with access from nearby housing areas additionally limited by the presence of busy roads.</p> <p>9. While the unit has many rural qualities, the presence of past and current quarrying reduces these in their vicinity. The unit has a sense of detachment from the urban area despite long elevated views to the north-eastern fringes of Aberdeen from the southern parts of the unit, most notable at Dubford. Tranquillity is reduced by regular helicopter traffic and in some areas by road traffic using minor roads.</p> <p>In summary, the unit has many distinctive characteristics, with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. There are effectively no adjacent settlement boundaries and this factor is sensitive to any new development. There is a very short stretch of settlement boundary at Dubford to the south, however this abuts green space within the development.</p> | <ul style="list-style-type: none"> • Development would appear to create a new settlement with no immediate relationship to the nearby urban area. | <ul style="list-style-type: none"> • Development would have no immediate relationship to the nearby urban area and would contrast with residential uses. | <ul style="list-style-type: none"> • Development would have no immediate relationship to the nearby urban area and would contrast with residential uses. |

Sensitivity Unit: 5d

Landscape Character Area/Type: **Mundurno LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| In summary, the absence of settlement boundaries across most of the unit, makes this factor very sensitive. | Overall, the settlement boundary is very vulnerable. (h) | Overall, the settlement boundary is very vulnerable. (h) | Overall, the settlement boundary is very vulnerable. (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> Views from the unit are often elevated and open with the sea to the east being a key focus from some areas, including the B999. The Aberdeen Western Peripheral Route passes through the northern part of the unit offering views over large areas of the unit. The unit adjoins a small section of the A92 gateway route. There are distant views to part of this unit from the coastal plain. Perwinnes Hill (and 'golf ball' radar installation) located on the western edge of this unit is more widely visible. <p>In summary, there is extensive visibility to and from surrounding areas.</p> | <ul style="list-style-type: none"> Development would be very visible across open ground from some nearby areas and major gateways. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be very visible across open ground from some nearby areas and major gateways. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be very visible across open ground from some nearby areas and major gateways. Overall, views and gateways are very vulnerable. h |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> This unit forms part of the wider rural backdrop to the city, rather than forming a key part of its setting. The unit provides a widely visible rural context for this section of the Aberdeen Western Peripheral Route. <p>In summary, the unit has some landscape role.</p> | <ul style="list-style-type: none"> Development would impact the wider rural backdrop of the city and rural setting of the Aberdeen Western Peripheral Route. Overall, the landscape role is of limited vulnerability. (l-m) | <ul style="list-style-type: none"> Development would impact the wider rural backdrop of the city and rural setting of the Aberdeen Western Peripheral Route. Overall, the landscape role is of limited vulnerability. (l-m) | <ul style="list-style-type: none"> Development would impact the wider rural backdrop of the city and rural setting of the Aberdeen Western Peripheral Route. Overall, the landscape role is of limited vulnerability. (l-m) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | Medium-high |



Sensitivity Unit 6a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
-  Existing Employment
-  Opportunity Site
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit includes the whole of the LCA and its characteristics reflect this. The unit provides an important setting to the adjoining coastal LCA 7 Murcar & Balgownie Links. The continuation of openness and undeveloped landscape across the two units helps to enhance the role of LCA 7 as a distinctive and defining feature of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Very gently undulating landform with a gradual fall to the east towards the coast and LCA 7 where the landform is flatter. 2. Semi-natural grassland and scrub is confined to narrow valleys, field margins and disturbed areas around former quarries. Blackdog Burn is designated as an Local Nature Conservation Site, which connects with Murcar Links to the east. 3. There is no woodland cover, except for some small tree clumps around farm buildings and occasional lines of ash trees along farm tracks and fields. 4. Land cover is mainly improved grassland with some arable fields. The northern part of the unit consists of the restored Tarbothill landfill site, accessed by a track from the A92. 5. Medium-sized rectilinear fields are enclosed by fences and some ruined stone dykes. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of dispersed cottages and large farm buildings. • Development would result in the loss of open farmland and adversely affect the strong, undeveloped coastal influence and setting of LCA7. • Development would detract from the rural character and reduce the sense of detachment from the city. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of dispersed cottages and large farm buildings. • Development would contrast with the existing residential type in the unit. At the south development could relate to the nearby business units. • Development would result in the loss of open farmland and adversely affect the strong, undeveloped coastal influence and setting of LCA 7. • Development would detract from the rural character and reduce the sense of detachment from the city. • Overall, physical and perceptual landscape aspects are veryvulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of dispersed cottages and large farm buildings. • Development would contrast with the existing residential type in the unit. There could be some association with light industry nearby to the west. • Development would result in the loss of open farmland and adversely affect the strong undeveloped coastal influence and setting of LCA7. • Development would detract from the rural character , and reduce the sense of detachment from the city. • Overall, physical and perceptual landscape |

Sensitivity Unit: 6a

Landscape Character Area/Type: Murcar Plain LCA/Coastal Farmed Plain LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>6. Settlement is limited to a few stone built cottages and some large modern farm buildings. There are no other large industrial or business buildings within the unit, though nearby business development is immediately to the south.</p> <p>7. There is a lack of roads and lighting, which provides important context to the undeveloped coast in LCA7.</p> <p>8. the A92 forms the western boundary, but vehicle access within the unit is limited to farm tracks. A new road, serving business units lies to the south within OP1.</p> <p>9. There are no formal recreational facilities and little evidence of informal use. There are no Core Paths within the unit. The closest follows the coast within the adjacent Murcar Links.</p> <p>10. There is a strong coastal influence, with a sense of exposure and openness. The unit has a predominantly rural character with some sense of detachment, despite business park development to the south. The A92 is busy and traffic noise is noticeable throughout. Aircraft passing overhead also contribute to the lack of tranquillity.</p> <p>In summary, the unit has some distinctive characteristics, with quite a strong degree of strength and coherence.</p> | | | aspects are very vulnerable. (m-h) |
| <p>B: Settlement boundaries</p> <p>1. Adjacent to the unit to the south, recently constructed, large, widely-spaced business units within OP1 provide a</p> | <ul style="list-style-type: none"> • Sensitivity in the south is reduced due to the highly visible urban edge. | <ul style="list-style-type: none"> • Sensitivity in the south is reduced due to the highly visible urban edge. | <ul style="list-style-type: none"> • Sensitivity in the south is reduced due to the highly visible urban edge. |

Sensitivity Unit: 6a

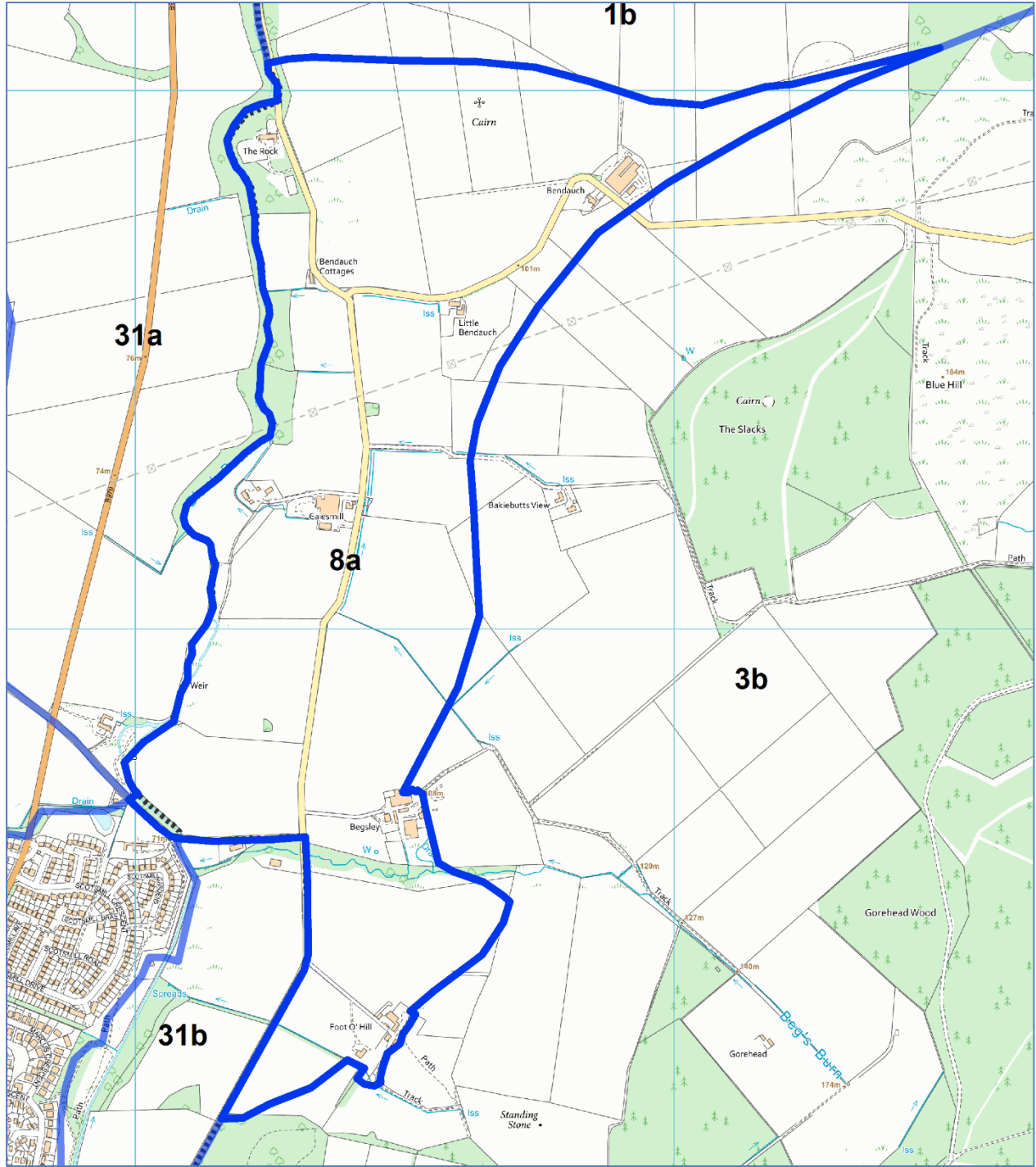
Landscape Character Area/Type: **Murcar Plain LCA/Coastal Farmed Plain LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>relatively open edge, allowing framed views of the urban area further to the east.</p> <p>2. Recent tree and hedge planting provides little screening of the large new buildings, which are prominent when seen from this unit.</p> <p>The east of the unit has no settlement boundary and is therefore highly sensitive.</p> <p>In summary, settlement boundaries to the south are quite weak with a low level of definition, but to the east settlement boundaries are absent, increasing the overall sensitivity of the unit.</p> | <ul style="list-style-type: none"> • There would be contrast with adjacent business uses. • The east of the unit development would appear to create a new settlement with no immediate relationship to the nearby urban area or development sections of coast. • Overall, the settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • The east of the unit development would appear to create a new settlement with no immediate relationship to the nearby urban area or development sections of coast. • Overall, the settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • There would be some contrast with adjacent business uses. • The east of the unit development would appear to create a new settlement with no immediate relationship to the nearby urban area or development sections of coast. • Overall, settlement boundaries are vulnerable. (m-h) |
| <p>C: Views and gateways</p> <p>1. There is strong sense of openness, with views to the sea and LCA 7, which are panoramic in the east of the unit, and longer views south towards Aberdeen. Views to the west and north are curtailed by the rolling landform of the adjacent western Mundurno LCA.</p> <p>2. The unit is readily visible from the busy A92, from where it forms an important undeveloped foreground to sea views. There are also views from the new business park access road within OP1 and from recent housing within Dubford.</p> <p>3. There is a strong gateway role from the A92.</p> | <ul style="list-style-type: none"> • The open nature of this landscape, the foreground it provides to sea views and its location close to the A92 increases visual sensitivity. • Some visual containment is present to the north and west. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • The open nature of this landscape, the foreground it provides to sea views and its location close to the A92 increases visual sensitivity. • Some visual containment is present to the north and west. • Development would appear very visible across open ground. | <ul style="list-style-type: none"> • The open nature of this landscape, the foreground it provides to sea views and its location close to the A92 increases visual sensitivity. • Development would appear prominent across open ground. • Development could introduce a 'corridor' effect on the A92. |



Sensitivity Unit: 6a

Landscape Character Area/Type: **Murcar Plain LCA/Coastal Farmed Plain LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| In summary, there is relatively extensive visibility from/ to surrounding areas, including the busy A92, and a strong role in providing open, undeveloped views to the coast as a setting for LCA7. | | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> This unit provides a largely rural approach to the city along the major transport route of the A92 and allows an appreciation of the coastal setting of the city. The unit separates development to the north and south. The unit is important for the setting of LCA7 – a undeveloped coastal unit with an important role in the setting of the city. <p>In summary, the landscape role is important.</p> | <ul style="list-style-type: none"> Development would adversely affect the unit’s role in providing the landscape setting/views to the coast. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would adversely affect the unit’s role in providing the landscape setting/views to the coast. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the unit’s role in providing the landscape setting/views to the coast Larger and potentially complex industrial buildings/structures would be likely to have an increased adverse effect. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 8a

-  Aberdeen City Council boundary
-  Sensitivity Units



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

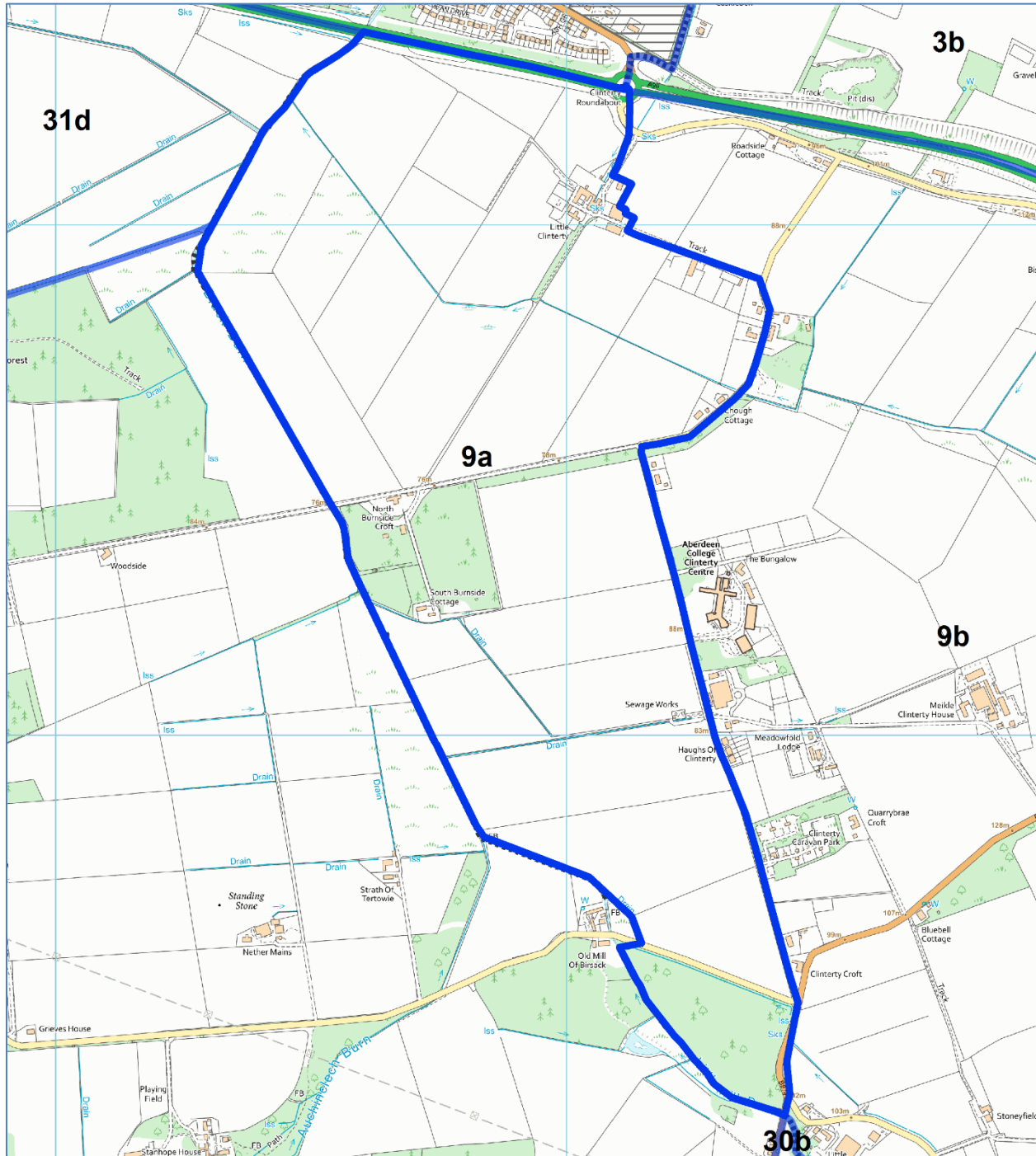
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The key characteristics of the LCA apply to the entire unit.</p> <ol style="list-style-type: none"> 1. A small incised valley landform with shallow sides rising through steeply sloping, undulating hill sides to the east. 2. Along the gently meandering course of the Black Burn, semi-natural habitats consist of broadleaved woodland, riparian trees and marginal vegetation. 3. Across the valley sides, there is little woodland cover although small wooded policies and groups of trees are associated with farmsteads and aligned along some roads. 4. Land use is predominantly pastoral farming, with medium-sized rectilinear fields divided by either low stone dykes or post and wire fences. 5. Settlement is limited to occasional farmsteads along the valley sides with the nearby village of Blackburn providing a partly settled context to the area. There are no large industrial or business buildings within the unit. 6. Local narrow roads, often lined with old beech trees, and adjacent farm tracks follow the valley landform. 7. Despite the nearby settlement of Blackburn, the landscape has a prevailing rural character and relative sense of tranquillity. <p>In summary, the unit contains many distinctive landscape characteristics with a strong and coherent identity.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmsteads. • Development would result in the loss of open farmland, and/or loss of roadside beech trees. • The earthworks required for development would adversely affect the varied landforms. • Development would detract from the prevailing rural character and associated sense of tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmsteads. • Development would contrast with the existing residential type • Development would result in the loss of open farmland, and/or loss of roadside beech trees. • The earthworks required for development would adversely affect the varied landforms. • Development would detract from the prevailing rural character and associated sense of tranquillity • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmsteads. • Industrial development would contrast with the existing residential type • Development would result in the loss of open farmland, and/or loss of roadside beech trees. • The earthworks required for development would affect the varied landforms. • Development would affect the prevailing rural character and associated sense of tranquillity • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 8a


Landscape Character Area/Type: **Blackburn LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>1. To the south-west of the unit, a very small part of the Blackburn settlement boundary lies in close proximity. A dense tree belt forms a robust, containing edge to residential development.</p> <p>In summary, the settlement edge is very strong and Blackburn feels detached from the unit.</p> | <ul style="list-style-type: none"> • Development would breach the wooded containing edge with no immediate relationship to the nearby settlement of Blackburn. • Overall, the settlement boundary is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the wooded containing edge with no immediate relationship to the nearby settlement of Blackburn. • Business development would contrast with the residential use on the edge of Blackburn. • Overall, the settlement boundary is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the wooded containing edge with no immediate relationship to the nearby settlement of Blackburn. • Industrial development would contrast with the residential use. • Overall, the settlement boundary is very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Views are primarily confined to the valley although there are some longer range views to the north over the Don Valley, and the nearby slopes of Blue Hill to the east.</p> <p>2. There are no gateway routes near to the unit.</p> <p>In summary, there is some visibility from/ to surrounding areas but no gateway function.</p> | <ul style="list-style-type: none"> • The unit has a relatively good coverage of trees, and housing development would tend to appear noticeable on more open parts of the sloping valley side. • Overall, views are quite vulnerable. (m) | <ul style="list-style-type: none"> • The unit has a relatively good coverage of trees, but development would tend to appear very noticeable on more open parts of the sloping valley sides. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • The unit has a relatively good coverage of trees, but development would appear prominent on more open parts of the sloping valley sides. • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides a rural setting to the nearby settlement of Blackburn.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to adjacent | <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to adjacent | <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to adjacent |

| Sensitivity Unit: 8a | | Landscape Character Area/Type: Blackburn LCA/Undulating Open Farmland LCT | | |
|---|--|--|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>2. The unit provides a rural and undeveloped foreground to the upper slopes and summit of Tyrebagger hill.</p> <p>In summary, the unit provides an important setting function.</p> | <p>settlement and the wider landscape.</p> <ul style="list-style-type: none"> • Overall, the landscape role is very vulnerable. (h) | <p>settlement and the wider landscape.</p> <ul style="list-style-type: none"> • Overall, the landscape role is very vulnerable. (h) | <p>settlement and the wider landscape.</p> <ul style="list-style-type: none"> • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 9a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Opportunity Site



0



0.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

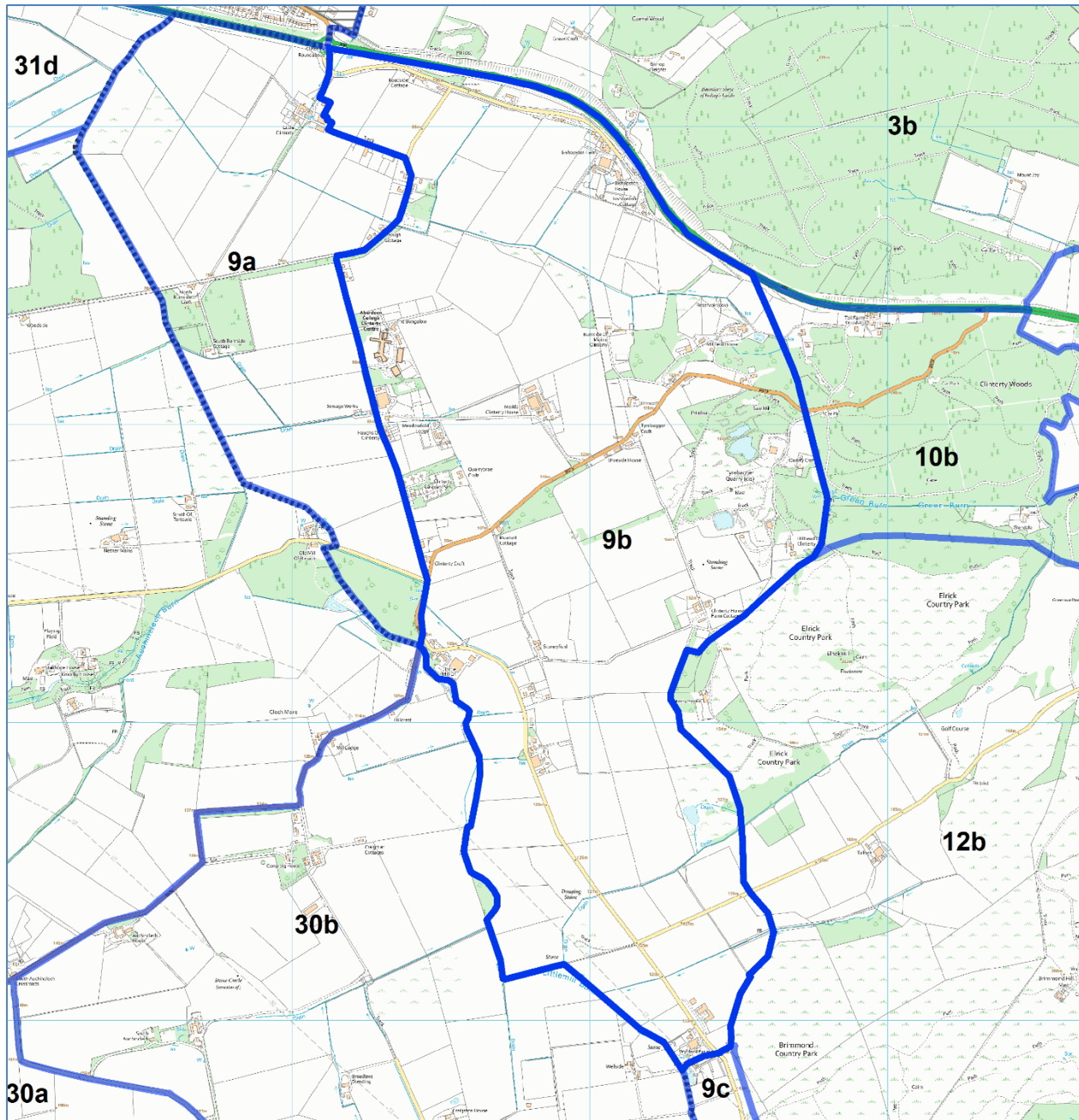
Sensitivity Unit: 9a

Landscape Character Area/Type: West Brimmond LCA/Undulating Open Farmland LCT




| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit’s characteristics generally reflect those of the LCA as a whole, but it is flatter, with less woodland and has no designated archaeological sites.</p> <ol style="list-style-type: none"> 1. Flat landform of the Black Burn flood plain. 2. Little semi-natural vegetation apart from some rush pasture and field and track margins. 3. Woodland cover restricted to field trees and roadside planting. 4. A mosaic of arable and pastoral land use with a strong pattern of medium-sized rectilinear fields that are divided by either low stone dykes or post and wire fences. 5. Settlement is limited to several scattered farmsteads and dwellings around the fringes of the unit. There are no large industrial or business buildings within the unit. Immediately outside, to the east sit various buildings of the Agricultural College which is set back behind planting and mounding. Blackburn is located to the north across the A96, it is largely screened from view by trees. 6. Recreational use is limited to the rural road and track network. 7. A very open, predominantly rural landscape strongly influenced by the busy A96 corridor. <p>In summary, the unit has some distinctive characteristics, with a moderate degree of strength and coherence.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of several scattered houses and farmsteads around the periphery of the unit. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields, some enclosed by stone dykes. • Development would detract from the rural and open character of the area. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of several scattered houses and farmsteads around the periphery of the unit. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields, some enclosed by stone dykes. • There could be some association with nearby business use, but this would introduce a ‘corridor’ of business development on both sides of the A96. • Development would detract from the rural and open character of the area. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of several scattered houses and farmsteads around the periphery of the unit. • Development would introduce a different scale and form of development. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields, some enclosed by stone dykes. • Development would detract from the rural and open character of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>1. Roadside woodland provides a robust edge to Blackburn where housing and business development lying to the north of the A96 is mostly concealed from view, and there is little sense of continuity with the settlement from nearby lower lying areas.</p> <p>Overall, the settlement boundary is robust as notable woodland separates settlement from wider landscape.</p> | <ul style="list-style-type: none"> • Development to the south of the A96 would breach the robust settlement edge and have little relationship to Blackburn. • Development south of the A96 and near to it would create a developed road corridor. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the south of the A96 would breach the robust settlement edge and have little relationship to Blackburn. • Development south of the A96 and near to it would create a developed road corridor. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development to the south of the A96 would breach the robust settlement edge and have little relationship to Blackburn. • Development south of the A96 and near to it would create a developed road corridor. • Development would notably contrast with adjacent settlement. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are extensive views which include Brimmond Hill, Tyrebagger Hill and Kingshill and some shorter views, north to Blackburn and along the road corridor to the east and west.</p> <p>2. The unit is widely visible from the A96, especially as it approaches from the east, and from forest walks within the surrounding hills.</p> <p>In summary, there is extensive visibility from/ to surrounding areas, including a key gateway route.</p> | <ul style="list-style-type: none"> • Development would be highly visible from surrounding hills and from the A96. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be particularly visible from surrounding hills and from the A96. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be particularly visible from surrounding hills and from the A96. • Overall, views and gateways are very vulnerable. (h) |

| Sensitivity Unit: 9a | | Landscape Character Area/Type: West Brimmond LCA/Undulating Open Farmland LCT | | |
|--|--|---|---|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>D: Landscape role</p> <p>1. The unit provides an undeveloped setting to Blackburn.</p> <p>2. It also provides rural context to the A96 corridor.</p> <p>In summary, the majority of the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development across northern parts of the unit would affect the undeveloped setting to Blackburn and the A96. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development across northern parts of the unit would affect the undeveloped setting to Blackburn and the A96 • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development across northern parts of the unit would affect the undeveloped setting to Blackburn and the A96. • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | Medium-high | High | High | |



Sensitivity Unit 9b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Opportunity Site



0

1 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit represents a relatively large proportion of the wider LCA and exhibits most of its key characteristics.</p> <ol style="list-style-type: none"> 1. An expansive relatively flat basin rising gently to the east, with a small undulating valley landform to the south west of the area. The meandering Littlemill burn is contained within the valley. 2. Limited woodland cover of small angular conifer shelterbelts and groups of trees associated with farms although the lower slopes of Elrick hill around Clinterty House are more wooded. 3. A mosaic of arable and pastoral land use with a strong pattern of medium-sized rectilinear fields divided by either low stone dykes or post and wire fences. 4. Settlement consists of a pattern of regularly spaced farms along the valley side. Occasional groups of houses are also scattered within the broad basin of Clinterty where an agricultural college, a caravan park and some light industry are also evident. 5. Several busy minor and local roads cross the landscape, providing links between the major routes of the A944 and A96. 6. Recreational use is limited to the rural road and track network. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered houses and farmsteads. • Development would result in the loss of open farmland, including the strong pattern of fields enclosed by stone dykes. • The earthworks required for development would adversely affect the undulating landform. • Development would detract from the distinctive rural character. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered houses and farmsteads. • Development would result in the loss of open farmland, including the strong pattern of fields enclosed by stone dykes. • The earthworks required for development would significantly adversely affect the undulating landform. • Development would detract from the distinctive rural character. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered houses and farmsteads. • Industry would introduce a different scale and form of development. • Development would result in the loss of open farmland, including the strong pattern of fields enclosed by stone dykes. • The earthworks required for development would significantly adversely affect the undulating landform. • Development would detract from the distinctive rural character. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **9b**

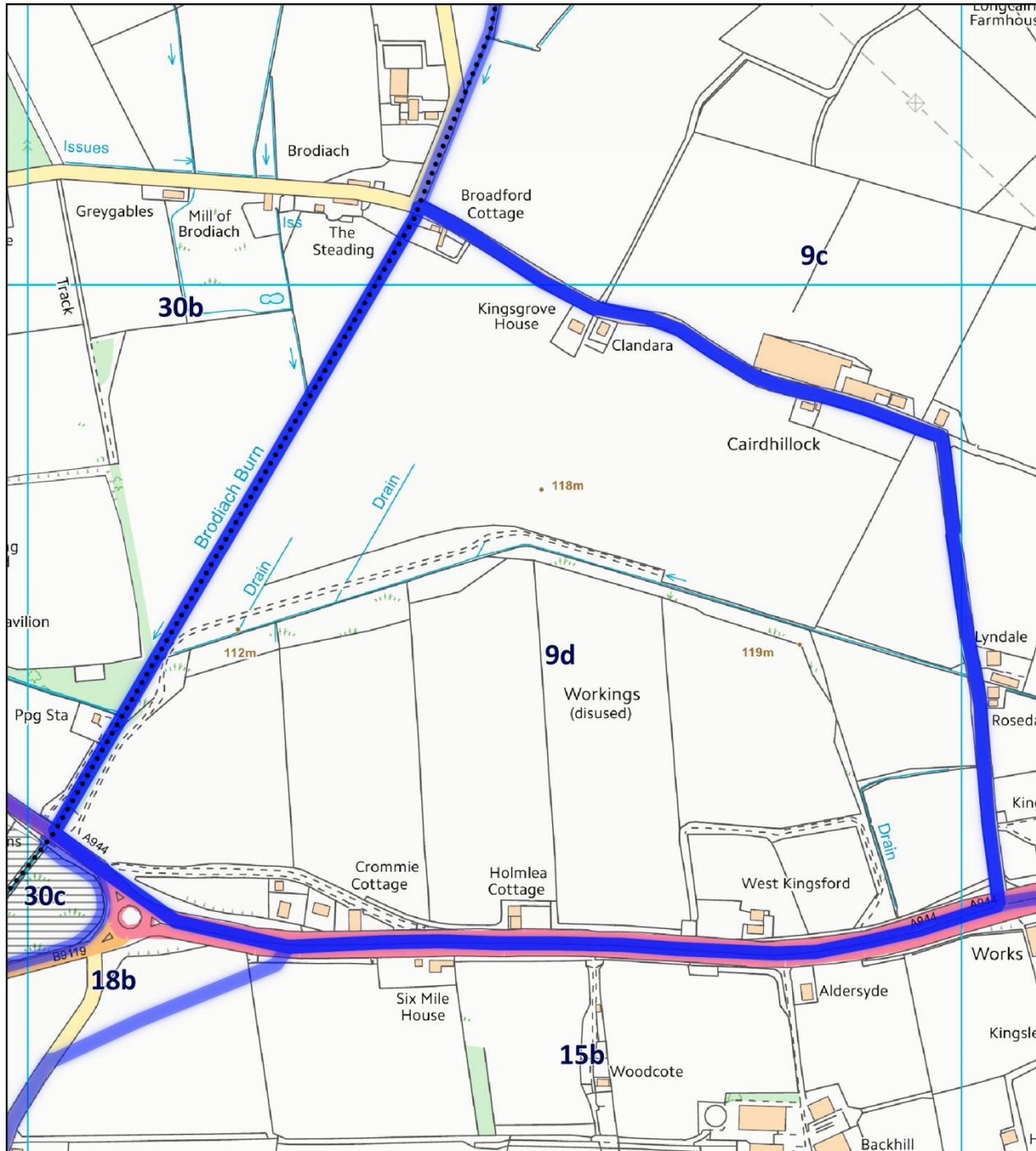
Landscape Character Area/Type: **West Brimmond LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>7. The landscape has a distinct rural character and is detached from the city. Surrounding busy roads in and near the unit limit the experience of peace and tranquillity.</p> <p>In summary, the unit has some distinctive characteristics, with a moderate degree of strength and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Roadside woodland provides a robust edge to Blackburn where housing and business development lying to the north of the A96 is mostly concealed from view.</p> <p>In summary, despite the very close proximity of Blackburn to the north-west, the unit has no adjacent settlement boundaries, and this factor is sensitive to any new development.</p> | <ul style="list-style-type: none"> • Development would appear to create a new settlement with no immediate relationship to the nearby settlement of Blackburn. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would have no immediate relationship to the nearby settlement of Blackburn. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would have no immediate relationship to the nearby settlement of Blackburn. • Development would notably contrast with adjacent settlement. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are relatively extensive views which include Brimmond Hill, Tyrebagger Hill and Kingshill and some shorter views, north to Blackburn and along the road corridor to the east and west.</p> <p>2. The unit is quite visible from the A96, especially as it approaches from the east, and from forest walks within the surrounding hills.</p> | <ul style="list-style-type: none"> • Development is likely to be visible from surrounding hills and from the A96 although existing woodlands could provide some localised screening. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development is likely to be visible from surrounding hills and from the A96 although existing woodlands could provide some localised screening. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development is likely to be prominent from surrounding hills and from the A96 and existing woodlands are less likely to provide localised screening due to the larger scale of industrial development. |





Sensitivity Unit: **9b**

Landscape Character Area/Type: **West Brimmond LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| <p>3. Confined views in the south are restricted by the steep slopes of Brimmond Hill, while views from the Clinterty area are more open and tend to focus on the hills of Elrick and Tyrebagger.</p> <p>In summary, there is quite extensive visibility from/ to surrounding areas, including a key gateway route.</p> | | | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. Parts of the unit provide an undeveloped setting to Blackburn and foreground to nearby hills, including LCA 12 Brimmond Hill.</p> <p>2. It also provides rural context to the A96 corridor.</p> <p>In summary, the majority of the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development across northern parts of the unit would adversely affect the undeveloped setting to Blackburn, the A96 corridor and nearby hills although development to the south-west of the unit would have less effect. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development across northern parts of the unit would adversely affect the undeveloped setting to Blackburn, the A96 corridor and nearby hills although development to the south-west of the unit would have less effect. • Development would appear prominent in the undeveloped setting surrounding the hills. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development across northern parts of the unit would adversely affect the undeveloped setting to Blackburn, the A96 corridor and nearby hills although development to the south-west of the unit would have less effect. • Development would appear prominent within the undeveloped setting to Blackburn and surrounding hills. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 9d

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Opportunity Site
- Aberdeen
-  Opportunity Site



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

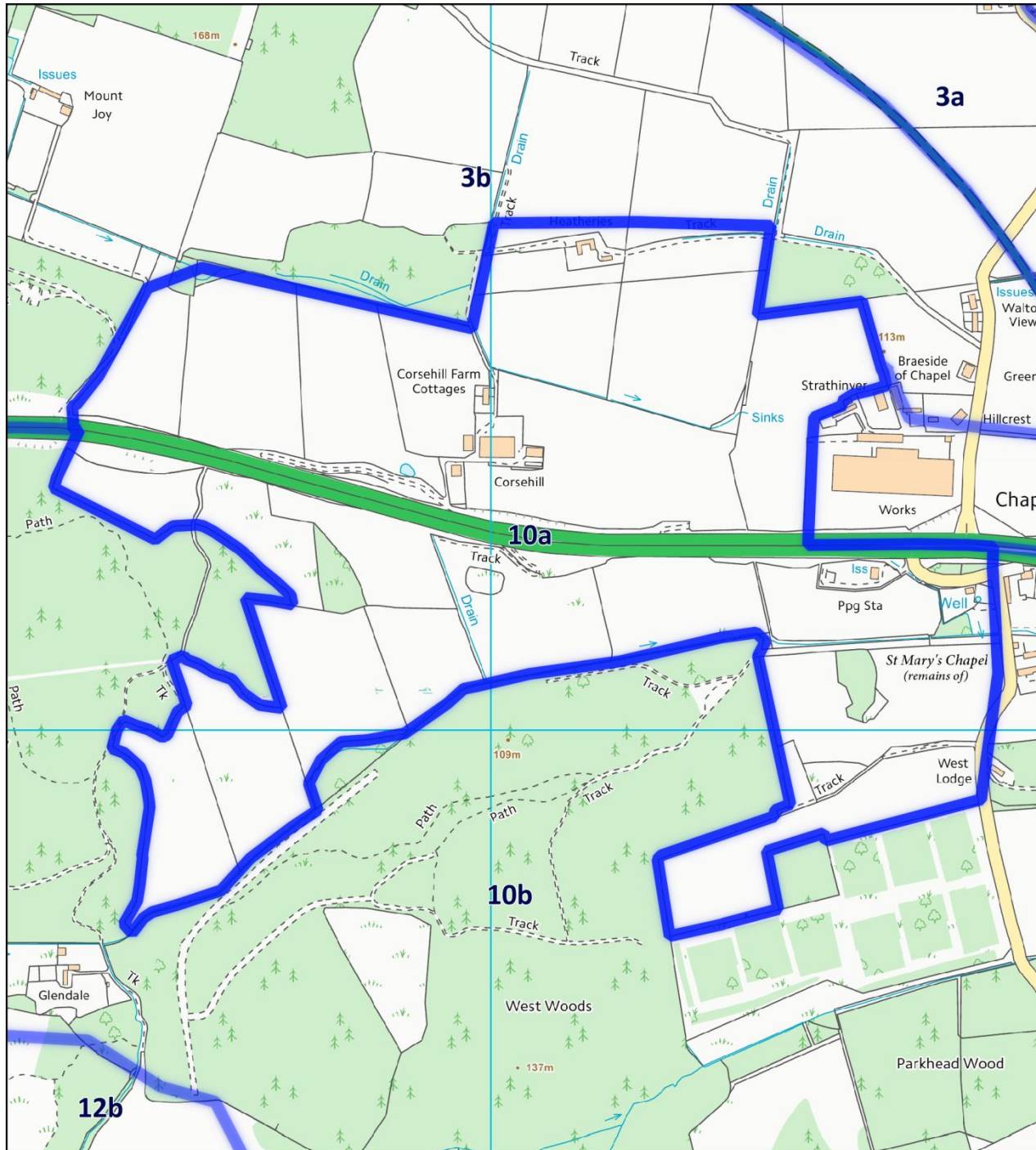
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is generally flatter and more open than much of the wider LCA and heavily influenced by the nearby A944 corridor, in general it does not exhibit many of the key characteristics of the West Brimmond LCA.</p> <ol style="list-style-type: none"> 1. Generally flat landform although gently undulating in parts, particularly to the east. 2. An open unit with very little woodland cover although occasional trees are associated with dwellings. 3. Mostly pastoral land use with a pattern of medium-sized rectilinear fields divided by either low stone dykes or post and wire fences. 4. Mostly undeveloped with a pattern of occasional dwellings around the margins of the unit. 5. A redundant quarry with rank vegetation is located in the centre of the unit. There are no large industrial or business developments within the unit. There are business and industrial units to the south-west, these are part of the Arnhall Business Park connected to Elrick/Westhill. 6. Recreation use is limited to the roads. Although detached from the city, the rural character is affected by the busy A944 and nearby Aberdeen Western Peripheral Route which also reduce the sense of tranquillity. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional dwellings. • Development would result in the loss of open farmland. • Overall, the physical and perceptual landscape aspects are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional dwellings. • Business development would contrast with the existing residential type • Development would result in the loss of open farmland. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional dwellings. • Industrial development would strongly contrast with the existing residential type. • Development would result in the loss of open farmland. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: 9d






Landscape Character Area/Type: West Brimmond LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| In summary, there are a relatively limited number of distinctive landscape characteristics that are quite fragmented. | | | |
| <p>B: Settlement boundaries</p> <p>1. The unit has no adjacent settlement boundaries and as such, this factor is sensitive to any development.</p> <p>In summary, despite the proximity of Westhill the unit has no adjacent settlement boundaries and as such, this factor is sensitive to any development.</p> | <ul style="list-style-type: none"> • Development would create a new settlement with no immediate relationship to the nearby settlement of Westhill. • With the absence of an adjacent settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement with no immediate relationship to the nearby settlement of Westhill. • With the absence of an adjacent settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement with no immediate relationship to the nearby settlement of Westhill. • Development would notably contrast with nearby settlement. • With the absence of an adjacent settlement boundary, the unit is very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are relatively extensive views to and from the surrounding hills of Brimmond Hill, Westhill and Kingshill.</p> <p>2. The unit is also very visible from parts of the A944 and Aberdeen Western Peripheral Route.</p> <p>In summary, there is extensive visibility from/ to surrounding hills, including from the busy A944 and Aberdeen Western Peripheral Route main road routes.</p> | <ul style="list-style-type: none"> • Development would be highly visible from surrounding hills and from nearby main roads • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be highly visible from surrounding hills and from nearby main roads. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be prominent from surrounding hills and from nearby main roads. • Overall, views and gateways are very vulnerable. (h) |

| Sensitivity Unit: 9d | | Landscape Character Area/Type: West Brimmond LCA/Undulating Open Farmland LCT | | |
|---|--|--|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>D: Landscape role</p> <p>1. The unit provides a very important separation function between development on the eastern edge of Westhill and the western edge of Aberdeen.</p> <p>2. The unit also provides an undeveloped foreground setting to the nearby hills, and some rural context for the A944.</p> <p>In summary, the unit provide a very important role in separating settlement and undeveloped setting to nearby hills.</p> | <ul style="list-style-type: none"> • Development would adversely affect the important separation function between areas of nearby settlement and the undeveloped foreground setting to surrounding hills and the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the important separation function between areas of nearby settlement and the undeveloped foreground setting to surrounding hills and the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the important separation function between areas of nearby settlement and the undeveloped foreground setting to surrounding hills and the A944. • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 10a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.39 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

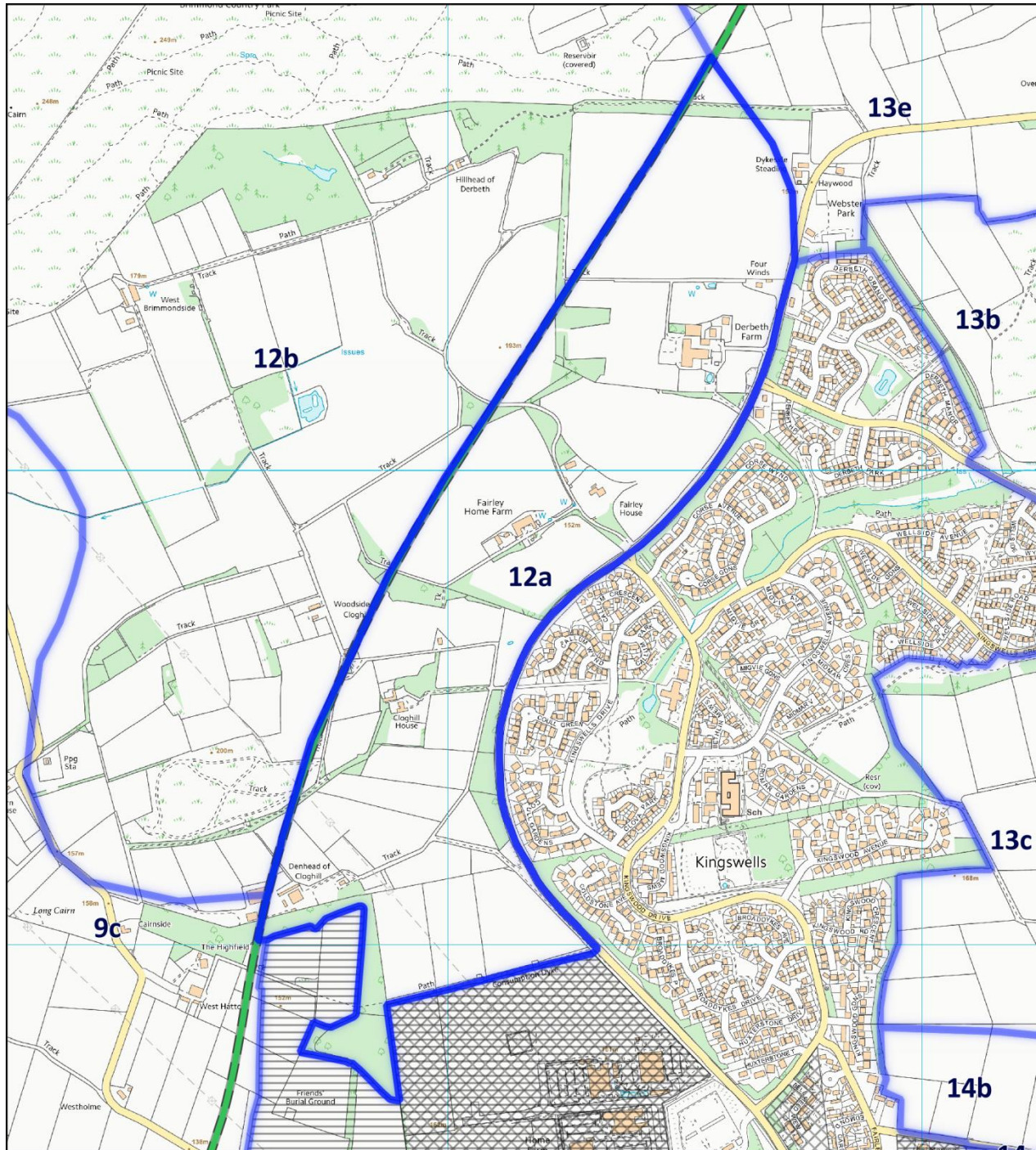
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects This unit is less wooded than areas to the south (unit 10b) but other characteristics generally reflect those of the LCA as a whole.</p> <ol style="list-style-type: none"> 1. A strongly undulating landform of north and south facing slopes that becomes more complex and hummocky towards the west, contains a series of small burns. 2. Enclosed by a well-wooded landscape of policy woodlands and extensive mixed woodlands to the west and south. 3. A pattern of scattered farmsteads set amongst geometric pockets of medium-sized regular fields, enclosed by shelterbelts in the east and low stone dykes and post and wire fences elsewhere. There are no large industrial or business developments within the unit. Large warehouse in the immediately adjacent unit is screened from the west by trees. 4. A diverse landcover of scattered pine and birch and bracken. Occasional stands of beech planted on knolls, accentuates the more complex landform in the west. 5. The unit provides very few opportunities for recreational use, although there are extensive path networks in the adjacent unit. 6. Although a sense of seclusion and rural character is experienced within some areas, the sense of tranquillity is | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, and the diverse pattern of tree and woodland cover. • The earth works required for development would adversely affect the strongly undulating landform. • Development would detract from the rural character of the area and the surrounding wooded backdrop. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Business development would contrast with the existing residential type. • Development would result in the loss of open farmland, and the diverse pattern of tree and woodland cover. • The earth works required for development would significantly adversely affect the strongly undulating landform. • Development would detract from the rural character of the area and the surrounding wooded backdrop. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Industrial development would particularly contrast with the existing residential type. • Development would result in the loss of open farmland, and the diverse pattern of tree and woodland cover. • The earth works required for development would significantly adversely affect the undulating landform. • Development would detract from the rural character of the area and the surrounding wooded backdrop. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>limited by the close proximity of the busy A96, the Aberdeen Western Peripheral Route and the airport.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. Only a small part of the unit abuts the edge of the settlement boundary where light industry is mostly well contained and screened by dense mixed woodland belt along the A96. 2. From some areas of higher ground, there are nearby views of Dyce industrial estate and Stoneywood Business Park that provides some visual relationship with nearby development. <p>In summary, the settlement boundary is robust although there is some visual relationship with the nearby industrial and business development.</p> | <ul style="list-style-type: none"> • Development would breach the strong containing edge of woodland along the A96. • Development across most of the unit would have little relationship with nearby settlement. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the strong containing edge of woodland along the A96. • Development across most of the unit would have little relationship with nearby settlement. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the strong containing edge of woodland along the A96. • Development across most of the unit would have with little relationship with nearby settlement. • Overall, settlement boundaries are vulnerable (m-h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. Views from this unit are mostly contained to the west by the rising slopes of Tyrebagger hill and by dense surrounding woodland cover. 2. Towards the east, there are some open views from areas of higher ground to Aberdeen Airport, a nearby business park and longer views to the city and sea. | <ul style="list-style-type: none"> • Surrounding woodland and rising ground would restrict visibility to and from the wider landscape. • Development would be clearly visible on open rising ground from some sections of the A96. | <ul style="list-style-type: none"> • Surrounding woodland and rising ground would restrict visibility to and from the wider landscape • Development would be clearly visible on open rising ground from some sections of the A96. | <ul style="list-style-type: none"> • Surrounding woodland and rising ground would restrict visibility to and from the wider landscape • Development would be prominent on open rising ground from some sections of the A96 |






Sensitivity Unit: 10a

Landscape Character Area/Type: Craibstone LCA/Wooded Estates LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>3. From the busy gateway route of the A96 and the Aberdeen Western Peripheral Route that passes in close proximity to the east, woodland and trees tend to screen much of the unit from view although areas of open fields and the complex, hummocky landform to the west of the unit are clearly visible from the A96.</p> <p>4. The unit forms a key part of the A96 gateway route. It is a point of transition from urban to rural and is part of the wider arc of hills that curve round the city to the north.</p> <p>In summary, although wider visibility of the unit is quite limited there is a key gateway function from an important main road route.</p> | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides a rural setting for the A96 gateway and the edge of the city.</p> <p>2. The unit provides a rural setting for the edge of the city.</p> <p>In summary, the unit provides an important undeveloped foreground setting to the A96 and the edge of the city.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to the A96 and the edge of the city. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to the A96 and the edge of the city. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the rural and undeveloped setting the unit provides to the A96 and the edge of the city. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 12a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is fairly typical of other areas of lower hill slopes across the wider Brimmond Hill LCA. This unit is part of the Brimmond Hill Landscape Character Area which is an important feature in the setting of the city</p> <ol style="list-style-type: none"> 1. A landform of gently rising lower hill slopes of Brimmond Hill which forms a prominent western edge and skyline to the city. 2. A patchwork of rectilinear medium sized arable and pastoral fields is divided by rough stone dykes with post and wire fences and enclosed by occasional tree belts and small woodland blocks. A notable consumption dyke (scheduled monument) runs east – west at the southern end of the unit. 3. Accessed by narrow tracks that follow landform, the unit has a settlement pattern of compact scattered farmsteads and occasional larger dwellings, several of which (Cloghill Estate buildings and Fairley House) are Listed Buildings. There are no large industrial or business developments within the unit, the large Prime Four Business Pak lies to the south, set back from the unit boundary. 4. Only a very small section of Core Path that links Kingswells to Brimmond Hill crosses the very northern part of the unit. In general, any other recreational use is very limited. | <ul style="list-style-type: none"> • Development would be contrary to the pattern of scattered farmsteads, and could adversely affect the setting of Listed Buildings and Scheduled Monument. • Development would result in the loss of open farmland. • Development would detract from the rural character and associated sense of seclusion of the area. • The earthworks required for development could adversely affect the sloping landform particularly on higher, steeper slopes. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the pattern of scattered farmsteads, and could adversely affect the setting of Listed Buildings and Scheduled Monument. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland. • Development would detract from the rural character and associated sense of seclusion of the area. • The earthworks required for development could adversely affect the sloping landform particularly on higher, steeper slopes • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the pattern of scattered farmsteads, and could adversely affect the setting of Listed Buildings and Scheduled Monument. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland. • Development would particularly detract from the rural character and associated sense of seclusion of the area. • The earthworks required for development would adversely affect the sloping landform particularly on higher, steeper slopes. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 12a

Landscape Character Area/Type: **Brimmond Hill LCA/Hills LCT**

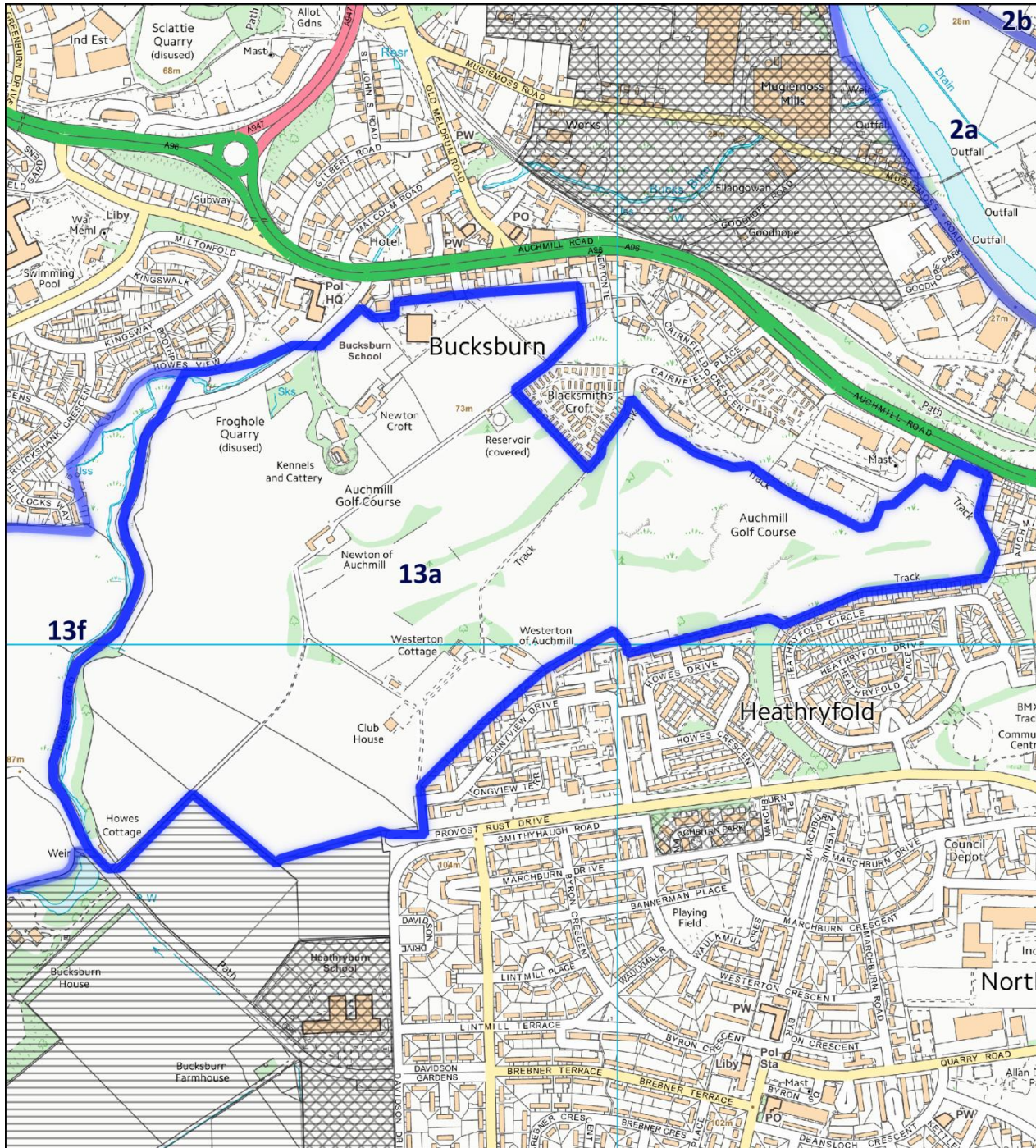
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>5. The unit has a rural character, a sense of seclusion and appears detached from the city, but tranquillity is affected by nearby traffic noise.</p> <p>In summary, there are some distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The western edge of Kingswells has a strong containing edge formed by a robust framework of tree belts that follows the curving Fairley Road. .</p> <p>2. To the south just outside the unit a large business park (Prime Four Opportunity Site 29 and 63) has a robust boundary of trees and grassed embankments. The nearby consumption dyke further reinforces the edge.</p> <p>In summary, the settlement boundary with Kingswells is robust. There is some visual relationship with the nearby business development to the south.</p> | <ul style="list-style-type: none"> • Development would breach the strong containing edge of trees and woodland along Fairley Road. There would be little relationship with the adjacent settlement of Kingswells. • Development would breach the robust edge of trees, embankment and consumption dyke at Prime Four. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the strong containing edge of trees and woodland along Fairley Road. There would be little relationship with the adjacent settlement of Kingswells. • Development would breach the robust edge of trees, embankment and consumption dyke at Prime Four. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • development would breach the strong containing edge of trees and woodland along Fairley Road. There would be little relationship with the adjacent settlement of Kingswells. • Development would breach the robust edge of trees, embankment and consumption dyke at Prime Four. • Industry would contrast with the existing development type. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> | <ul style="list-style-type: none"> • Surrounding woodland and rising ground would restrict | <ul style="list-style-type: none"> • Surrounding woodland and rising ground would restrict | <ul style="list-style-type: none"> • Surrounding woodland and rising ground would restrict |

Sensitivity Unit: 12a





Landscape Character Area/Type: **Brimmond Hill LCA/Hills LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>1. Views are generally contained by trees and woodland across the unit with little visibility to and from surrounding areas.</p> <p>2. The Aberdeen Western Peripheral Route forms the western boundary of the unit and from here, much of the unit is clearly visible. There are also open views of nearby fields from some sections of Fairley Road.</p> <p>In summary, although there little visibility from/ to surrounding areas, visibility from main roads is relatively extensive.</p> | <p>visibility to and from the wider landscape.</p> <ul style="list-style-type: none"> • Development would be prominent from much of the Aberdeen Western Peripheral Route, and on open rising ground from some sections of Fairley Road. • Overall, views and gateways are vulnerable. (m-h) | <p>visibility to and from the wider landscape.</p> <ul style="list-style-type: none"> • Development would be prominent from much of the Aberdeen Western Peripheral Route, and on open rising ground from some sections of Fairley Road. • Overall, views and gateways are vulnerable. (m-h) | <p>visibility to and from the wider landscape</p> <ul style="list-style-type: none"> • Development would be prominent from much of the Aberdeen Western Peripheral Route, and on open rising ground from some sections of Fairley Road. • Overall, views and gateways are vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. This unit is part of the Brimmond Hill Landscape Character Area which is an important feature as part of the arc of hills that form the setting of the city</p> <p>2. The unit provides an important landscape setting to Kingswells, the upper slopes of Brimmond and Clog Hills</p> <p>3. The unit also provides rural context for the Aberdeen Western Peripheral Route.</p> <p>In summary, the unit provides an important setting to hills, Kingswells and some separation function between landuses. (Kingswells and the Aberdeen Western Peripheral Route)</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the landscape setting of Brimmond Hill and Clog Hill. • Development would adversely affect the landscape setting of Kingswells. • Development would adversely affect the rural context of the Aberdeen Western Peripheral Route. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the landscape setting of Brimmond Hill and Clog Hill. • Development would adversely affect the landscape setting of Kingswells. • Development would adversely affect the rural context of the Aberdeen Western Peripheral Route • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the landscape setting of Brimmond Hill and Clog Hill. • Development would adversely affect the landscape setting of Kingswells. • Development would particularly affect the rural context of the Aberdeen Western Peripheral Route • Overall, the landscape role is very vulnerable. (h) |

| | | | | |
|------------------------------|----------------------|---|----------|--|
| Sensitivity Unit: 12a | | Landscape Character Area/Type: Brimmond Hill LCA/Hills LCT | | |
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 13a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.4 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: 13a

Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Compared to the overall LCA, this unit is generally more wooded with less semi-natural vegetation but other characteristics generally reflect those of the LCA as a whole.</p> <ol style="list-style-type: none"> Rolling landform, especially to the east, sloping gently westwards to the narrow valley of the Bucks Burn. North and eastern parts of the unit slope steeply towards the Don Valley. Semi-natural vegetation is mainly limited to riparian areas along the Bucks Burn, which is designated as a LNCS, although stone dykes contain rich flora and golf course roughs are also quite diverse. The unit is well wooded with some large broadleaved trees amongst conifer belts. Auchmill golf course forms the main land use, with small pastures used for horse grazing on steep northern slopes above the Don Valley and amenity grassland adjacent to houses to the south-east. This landscape is very sparsely settled as it principally comprises a golf course. Occasional 19th century buildings are evident. Stone dykes and tree avenues may be remnants of a former designed landscape. There are no large industrial or business buildings within the unit. | <ul style="list-style-type: none"> Development would be contrary to the sparse settlement pattern. The earthworks required for development would adversely affect the rolling landform, particularly the steep slopes above the Don Valley and Bucks Burn. Development could result in the loss recreational facilities and open farmland, including possible remnants of a former designed landscape. Development would detract from the sense of seclusion of the area. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the sparse settlement pattern. Business development would contrast with the existing residential and recreational type. The earthworks required for development would adversely affect the rolling landform, particularly the steep slopes above the Don Valley and Bucks Burn. Development could result in the loss recreational facilities and open farmland, including possible remnants of a former designed landscape. Development would detract from the sense of seclusion of the area. Overall, physical and perceptual landscape | <ul style="list-style-type: none"> Development would be contrary to the sparse settlement pattern. Business development would contrast with the existing residential and recreational type. The earthworks required for development would adversely affect the rolling landform, particularly the steep slopes above the Don Valley and Bucks Burn. Development could result in the loss recreational facilities and open farmland, including possible remnants of a former designed landscape. Development would detract from the sense of seclusion of the area. Overall, physical and perceptual landscape |

Sensitivity Unit: 13a

Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>6. Recreational use is widespread. The golf course provides formal recreational facilities, is crossed by a number of paths and is also used for informal recreation.</p> <p>7. The network of recreational routes includes Core Paths along the Bucks Burn, linking to other routes along tracks or field boundaries. This network is well connected with the surrounding residential areas and appears to be well used.</p> <p>8. There is often a sense of seclusion and separation from the city, with tree belts providing a sense of enclosure and helping to screen the surrounding urban edge. To the east and south housing, visible at close range, affects the rural character but the unit generally provides a strong contrast to the adjacent urban area. Air traffic overhead is a reminder of the proximity to Dyce airport.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | aspects are very vulnerable. (h) | aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. This unit is surrounded by dense housing development. The settlement edge is mostly abrupt and comprises housing to the south-east. Tree belts and landform along the southern edge of Bucksburn provide a degree of containment. Wooded slopes to the north-east conceal much of the mixed development below. To the north-east</p> | <ul style="list-style-type: none"> • Development would breach the containment provided by the trees and/or landform at the southern edge of Bucksburn. | <ul style="list-style-type: none"> • Development would contrast with the residential settlement boundary. • Development would breach the containment provided by the trees and/or | <ul style="list-style-type: none"> • Development would contrast with the residential settlement boundary. • Development would breach the containment provided by the trees and/or |

Sensitivity Unit: 13a

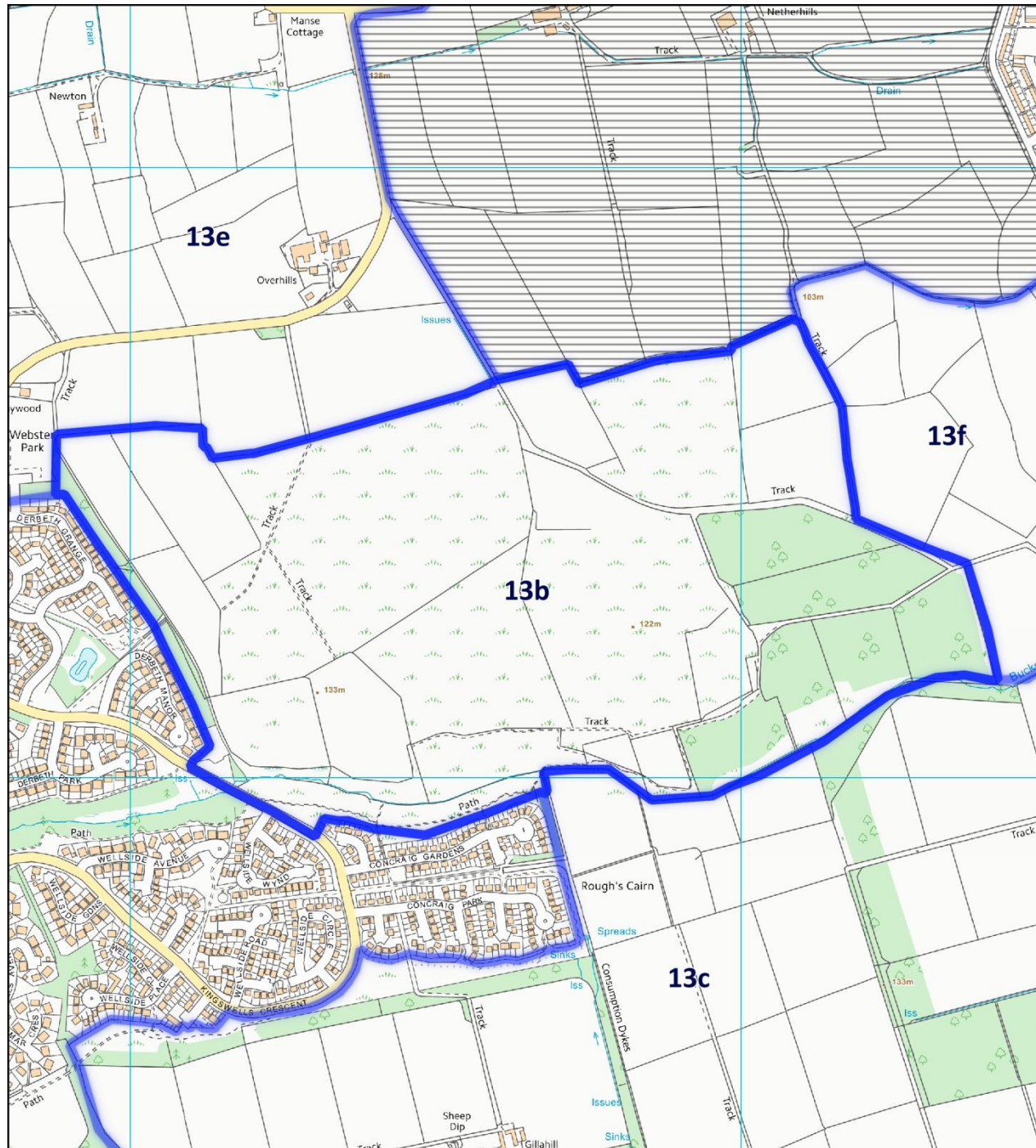
Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| <p>the boundary of the unit is sharply defined where it meets the steep slopes above Auchmill.</p> <p>In summary, there is some settlement boundary definition with a moderate level of robustness.</p> | <ul style="list-style-type: none"> • Overall, settlement boundaries are vulnerable (m-h) | <p>landform at the southern edge of Bucksburn.</p> <ul style="list-style-type: none"> • Business development would contrast with the existing residential type • Overall, settlement boundaries are very vulnerable (h) | <p>landform at the southern edge of Bucksburn.</p> <ul style="list-style-type: none"> • Business development would contrast with the existing residential type • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. Views from the slopes of the Bucks Burn valley are generally contained by rising ground, but there are long views towards the Don Valley and Dyce from the north-east-facing slopes. Some more elevated parts of this unit have views of Brimmond Hill and the Aberdeen Western Peripheral Route. 2. Much of the unit is visible from Brimmond Hill and from the Aberdeen Western Peripheral Route, which is on embankment as it skirts Brimmond Hill. Although this landscape is relatively distant from Brimmond Hill, mature trees and woodland form a distinct wedge of green space softening the edge of the city in these views. 3. There are views of the unit from housing in Bucksburn and Heathryfold, although tree belts restrict visibility in places. Steep wooded slopes above Auchmill limit views into the unit from the north-eastern periphery. | <ul style="list-style-type: none"> • Development would appear visible from adjacent residential areas, from the Don Valley and, more distantly, from Brimmond Hill and the Aberdeen Western Peripheral Route. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would appear quite prominent from adjacent residential areas, from the Don Valley and, more distantly, from Brimmond Hill and the Aberdeen Western Peripheral Route. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would appear prominent adjacent residential areas, from the Don Valley and, more distantly, from Brimmond Hill and the Aberdeen Western Peripheral Route. • Overall, views and gateways are very vulnerable. (h) |





Sensitivity Unit: 13a

Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| In summary, there is some visibility from/to surrounding areas, including the Aberdeen Western Peripheral Route. | | | |
| <p>D: Landscape role</p> <p>1. The unit provides an important undeveloped setting for Bucksburn and Heathryfold. It also forms a partly wooded setting to the Don Valley in views from the north-east, and is visible in views from Brimmond Hill and the Aberdeen Western Peripheral Route towards the city.</p> <p>2. The unit separates urban development in Bucksburn, Auchmill and Heathryfold. Nearly all is included within the Greenspace Network.</p> <p>In summary, the majority of the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the role of this unit as a partly wooded, undeveloped backdrop. • Development would adversely affect the unit's separation role as a 'green wedge' between residential areas. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the role of this unit as a partly wooded, undeveloped backdrop. • Development would adversely affect the unit's separation role as a 'green wedge' between residential areas. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the role of this unit as a partly wooded, undeveloped backdrop. • Development would adversely affect the unit's separation role as a 'green wedge' between residential areas. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 13b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit generally contains more semi-natural habitat, is less accessible, with fewer roads and buildings and has a stronger sense of seclusion than the LCA.</p> <ol style="list-style-type: none"> Slightly domed landform, falling southwards to Bucks Burn. Diverse landcover with a range of semi-natural habitats evident and some rough pasture and scattered trees. Burnbrae Moss and riparian areas along the Bucks Burn form a Local Nature Conservation Site. Mixed woodland to the east, within a framework of mature broadleaved tree belts. Broadly rectilinear field pattern, enclosed by dykes. There are no roads or buildings, access is restricted to farm tracks and footpaths. Recreational facilities are focussed on the Bucks Burn and include paths, boardwalks, new bridges, signage and interpretation. Core Path 42 follows the Bucks Burn and Core Path 46 connects with Den of Maidencraig, to the south. An aspirational path, Aspiration Path 5 would connect with Bucksburn. There is limited access on Burnbrae Moss, but elsewhere the well-used network of paths connects with Kingswells. Despite some glimpses of Kingswells to the south-west, there is a strong sense of tranquillity, seclusion and | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is characterised by its lack of settlement. Development would result in the loss of open fields and the moss at Burnbrae (Local Nature Conservation Site). Development would detract from the strong sense of tranquillity, seclusion and detachment from the city. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is characterised by its lack of settlement. Development would contrast with the nearby residential type. Development would result in the loss of open fields and the moss at Burnbrae (Local Nature Conservation Site). Development would detract from the strong sense of tranquillity, seclusion and detachment from the city Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is characterised by its lack of settlement. Development would contrast with the nearby residential type Development would result in the loss of open fields and the moss at Burnbrae (Local Nature Conservation Site). Development would detract from the strong sense of tranquillity, seclusion and detachment from the city. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **13b**

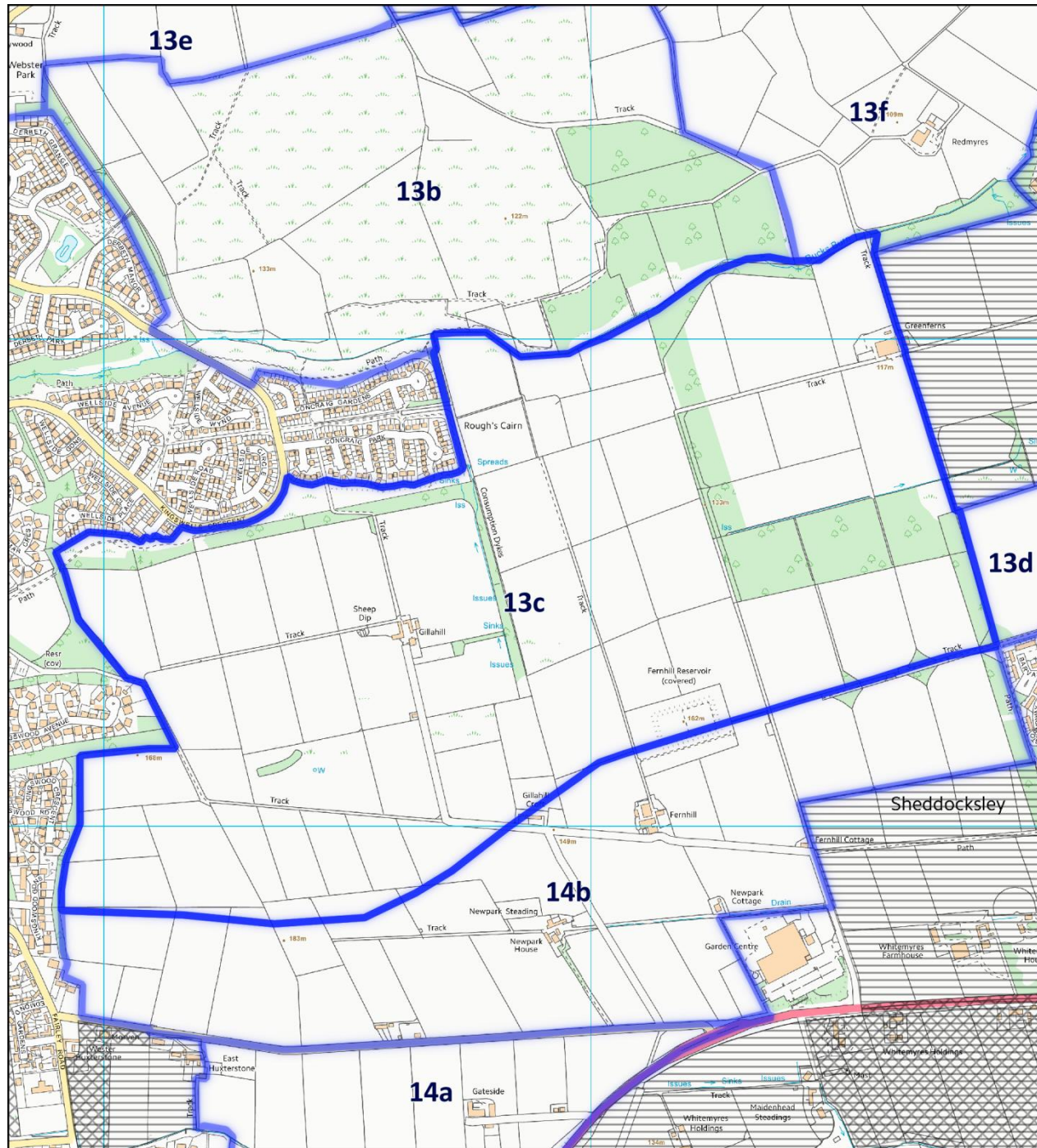
Landscape Character Area/Type: **Bucks Burn LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>detachment from the city, due to the enclosing woodland and absence of roads</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The pronounced valley of the Bucks Burn forms a robust settlement edge for housing development outside of the unit on the north side of Kingswells.</p> <p>2. Along the eastern edge of Kingswells landform provides a degree of containment, as the housing outside of the unit sits low in the landscape and is back-dropped by steeper hill slopes of Gillahill.</p> <p>In summary, settlement boundaries are robust and in part, sensitive in relation to landform.</p> | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the landform (valley/domed moss). • Overall, settlement boundaries are very vulnerable. (h) 5 | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the landform (valley/domed moss). • Business development would contrast with the existing residential development. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the landform (valley/domed moss). • Industrial development would contrast with the existing residential development. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Views from the slopes of the Bucks Burn valley are generally contained by rising ground. Newhills, Brimmond Hill and the Aberdeen Western Peripheral Route to the west and Northfield mast to the east can be seen from some of the more open parts in the north-east of the unit.</p> <p>2. There is limited visibility of the unit from houses in Kingswells due to their wooded setting and relatively low</p> | <ul style="list-style-type: none"> • Development would be visible from Newhills, Brimmond Hill and the Aberdeen Western Peripheral Route. • Overall, views and gateways are vulnerable. (m-h) 4 | <ul style="list-style-type: none"> • Development would be very visible from Newhills, Brimmond Hill and the Aberdeen Western Peripheral Route. • Overall, views and gateways are very vulnerable. (h) 5 | <ul style="list-style-type: none"> • Development would be prominent from Newhills and Brimmond Hill and the Aberdeen Western Peripheral Route. • Overall, views and gateways are very vulnerable. (h) 5 |





Sensitivity Unit: **13b**

Landscape Character Area/Type: **Bucks Burn LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>elevation, but there are views from the busy minor road near Newhills, from Brimmond Hill and from the AWPR. In summary, there is some visibility from/to surrounding areas, including the AWPR.</p> | | | |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit provides a setting to Kingswells. It forms an undeveloped wedge of land that separates urban development in Bucksburn and Kingswells. This separation function would become more important with the development of OP33. <p>In summary, the unit provides an important foreground function to the settlement of Kingswells and key separation function.</p> | <ul style="list-style-type: none"> Development would adversely affect the role of this unit in providing landscape setting to Kingswells. Development would adversely affect the separation role as an undeveloped wedge between Bucksburn and Kingswells. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the role of this unit in providing landscape setting to Kingswells. Development would adversely affect the separation role as an undeveloped wedge between Bucksburn and Kingswells. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the role of this unit in providing landscape setting to Kingswells. Development would adversely affect the separation role as an undeveloped wedge between Bucksburn and Kingswells. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 13c

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.6 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit generally contains less semi-natural habitat, is less accessible, with fewer roads and a stronger sense of seclusion than the LCA but other characteristics generally reflect those of the LCA as a whole.</p> <ol style="list-style-type: none"> Gently rolling landform, forming an east-west ridge rising Gillahill. Semi-natural habitat is mostly restricted to riparian areas along the Bucks Burn, which are designated as a Local Nature Conservation Site. Land use is mainly pasture and improved grassland, enclosed within a strong framework of stone dykes, hedges and beech shelterbelts. A large covered reservoir is prominent on the summit of the ridge at Fernhill. There are several impressive consumption dykes within an area of planned rectilinear fields adjacent to Kingswells. Rough’s Cairn (Scheduled Monument) is within the built up area outside the unit. There are no roads within the unit and settlement is restricted to a few farmsteads that are accessed by private tracks connected with Kingswells. There are no large industrial or business buildings within the unit. Informal recreational use is mostly along well signed paths which connect with Kingswells and the Bucks Burn. The network of paths is well used. In addition to informal paths and tracks, Core Path 42 follows the Bucks Burn and | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is characterised by its lack of settlement. Development would result in the loss of open farmland, including a strong framework of stone dykes, hedges and shelterbelts. Development would detract from the predominantly rural character and associated tranquillity and detachment from the city. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is characterised by its lack of settlement. Business development would contrast with the existing residential type Development would result in the loss of open farmland, including a strong framework of stone dykes, hedges and shelterbelts. Development would detract from the predominantly rural character and associated tranquillity and detachment from the city. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is characterised by its lack of settlement. Industrial development would contrast with the existing residential type Development would result in the loss of open farmland, including a strong framework of stone dykes, hedges and shelterbelts. Development would detract from the predominantly rural character and associated tranquillity and detachment from the city. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 13c

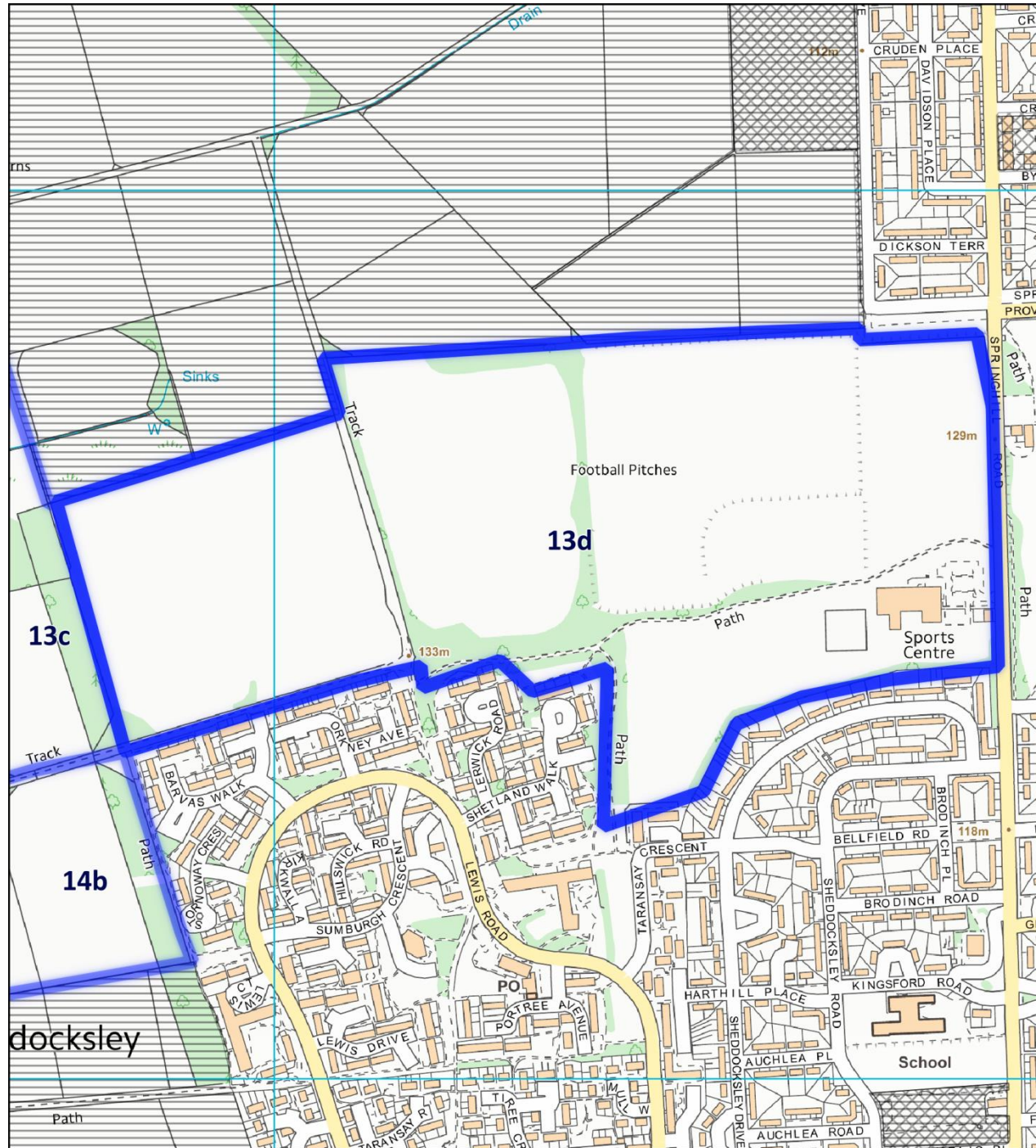
Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>Core Path 46 connects with Den of Maidencraig, to the south.</p> <p>6. The unit is relatively tranquil and secluded, predominantly rural in character with a sense of detachment from the city.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The settlement edge to the west consists of housing development, which is associated with lower hill slopes and screened by a framework of tree belts. Housing on the northern edge of this unit close to the Bucks Burn is more visible although partially screened by mature tree belts.</p> <p>2. Landform also provides a degree of containment, as some housing along the eastern edge of Kingswells sits low in relation to the unit.</p> <p>In summary, settlement boundaries are robust and in part, sensitive in relation to landform.</p> | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the framework of tree belts. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the framework of tree belts. • Business development would contrast to the existing residential type. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the framework of tree belts. • Industrial development would contrast to the existing residential type. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. Views from the slopes of the Bucks Burn valley are generally contained. There are extensive views from more elevated parts of the unit, to Brimmond Hill and the Aberdeen Western Peripheral Route, Perwinnes radar,</p> | <ul style="list-style-type: none"> • Development on the more elevated parts of the unit would be extensively visible. | <ul style="list-style-type: none"> • Development on the more elevated parts of the unit would be widely prominent. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development on the more elevated parts of the unit would be widely prominent. • Overall, views and gateways are very vulnerable. (h) |






Sensitivity Unit: 13c

Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>more elevated parts of the city near Scotston Moor, the sea and the Northfield mast.</p> <p>2. There is limited visibility of the unit from houses in Kingswells due to their wooded setting and relatively low elevation, but there are views from the Newhills area and Brimmond Hill.</p> <p>3. There is also some visibility of the unit from the Aberdeen Western Peripheral Route.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • Development on the lower slopes close to Bucks Burn would be less visible. • Overall, views and gateways are vulnerable. (m-h) | | |
| <p>D: Landscape role</p> <p>1. The unit provides an important undeveloped backdrop and rural setting to Kingswells.</p> <p>2. The unit has a role in separating Kingswells and Greenferns Opportunity Site 33 to the west.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the unit’s role in providing a rural setting to Kingswells. • Development would adversely affect its role in separating residential areas. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the unit’s role in providing a rural setting to Kingswells. • Development would affect its role in separating residential areas. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the unit’s role in providing a rural setting to Kingswells. • Development would adversely affect its role in separating residential areas. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 13d

-  Aberdeen City Council boundary
-  Sensitivity Units
-  Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.3 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit generally contains less semi-natural habitat than the LCA and does not lie adjacent to the Bucks Burn. It has no evident historic features, dwellings or formal vehicular access. Other characteristics reflect those of the LCA as a whole.</p> <ol style="list-style-type: none"> Gently rolling landform, forming an east-west orientated ridge Little semi-natural habitat, generally managed grassland with some meadow and occasional poorly drained areas. Land use primarily consists of formal and informal recreation. This is located within a strong framework of mixed tree belts of varying age, with thicker belts to the west providing more visual enclosure Settlement is limited to sports pavilions and associated infrastructure. There are no large industrial or business buildings within the unit. There is widespread informal use of the playing fields and adjacent open areas. A number of core paths, including Core Path 15, 44, 45, 93, link with surrounding residential areas. Formal recreational facilities include sports pavilions and tennis courts, and associated car parking. In the west, away from the formal recreational facilities the unit becomes more rural in character, with a sense of | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is wholly recreational. Development would result in the loss of open recreational space. Development would detract from the rural character and sense of seclusion of parts of the area. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is wholly recreational. Business development would contrast with the nearby residential type. Development would result in the loss of open recreational space. Development would detract from the rural character and sense of seclusion of parts of the area. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern, which is wholly recreational. Industrial development would contrast with the nearby residential type. Development would result in the loss of open recreational space. Development would detract from the rural character and sense of seclusion of parts of the area. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 13d

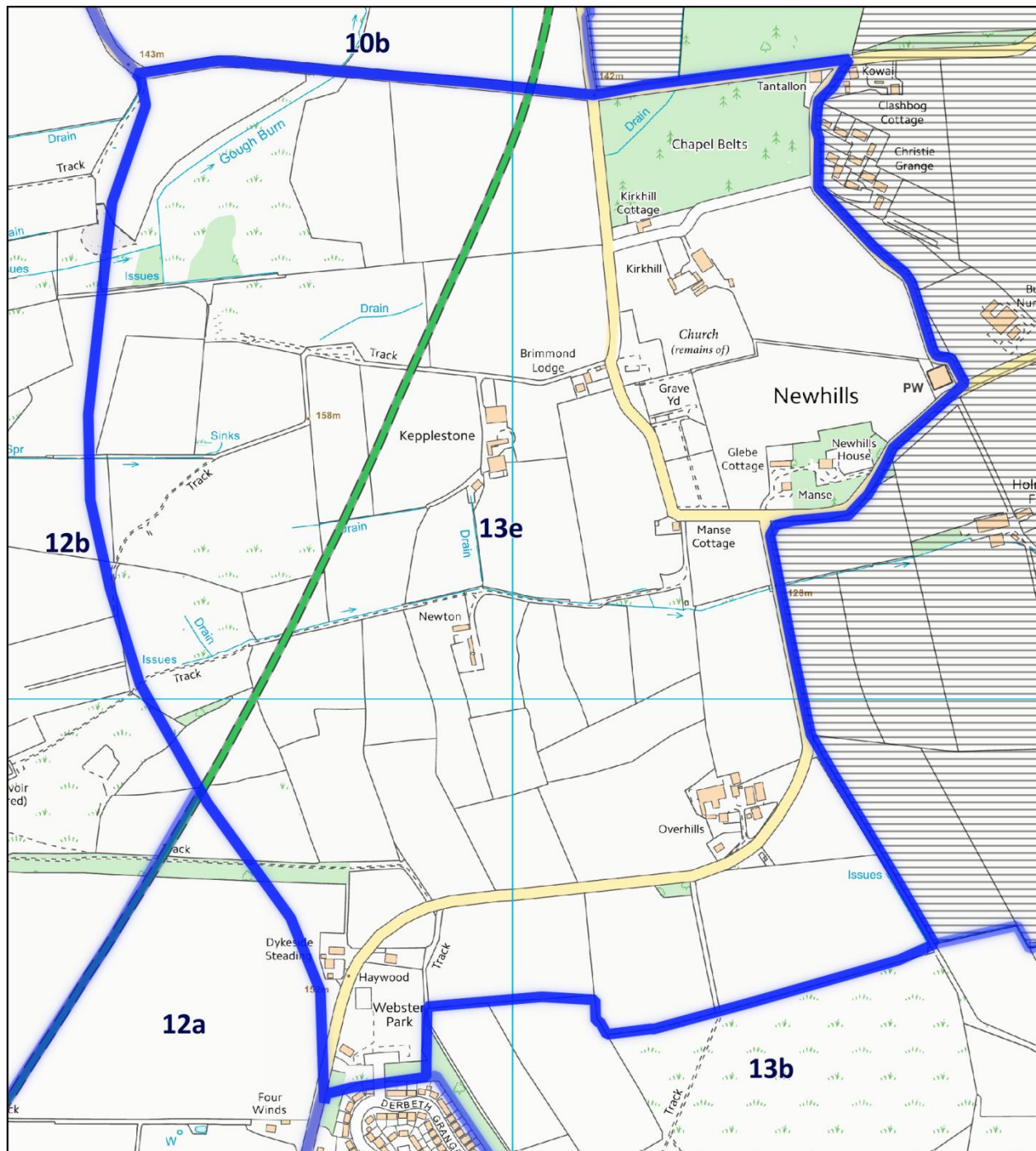
Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>seclusion. Overhead aircraft reduce the sense of tranquillity throughout.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> The northern edge is mainly formed by Greenferns Opportunity Site P28, which is currently arable farmland and enclosed by a strong framework of hedges and hedgerow trees. To the north east and south, housing forms an abrupt edge to the unit. The eastern edge adjoins Eric Hendrie Park open within Sheddocksley, on the other side of Springhill Road. <p>In summary, there is some settlement boundary definition with a moderate level of robustness.</p> | <ul style="list-style-type: none"> Development could relate to the urban edge in places. Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> Development would contrast with the residential settlement boundary. Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> Development would contrast with the residential settlement boundary. Overall, settlement boundaries are vulnerable (m-h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> Views from the western part are generally contained by tree belts although there are extensive views from the more open eastern areas of the unit to the north and west. There is little visibility of the unit from adjacent areas, although the eastern part can be seen from Springhill Road and dwellings further east. | <ul style="list-style-type: none"> Development would have a relatively limited visual impact. Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> Development on the more open eastern areas of the unit would be visible. Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> Development on the more open eastern areas of the unit would be quite prominent. Overall, views and gateways are vulnerable. (m-h) |





Sensitivity Unit: 13d

Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| In summary, there is relatively limited visibility from/to surrounding areas. | | | |
| <p>D: Landscape role</p> <p>1. The unit provides an undeveloped, wooded backdrop when seen from Springhill Road and adjacent housing, but is not otherwise highly visible.</p> <p>2. The unit forms part of the separation of the city from Kingswells.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the unit’s role in providing an undeveloped, wooded backdrop. • Development would adversely affect its role in separating residential areas. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the unit’s role in providing an undeveloped, wooded backdrop. • Development would adversely affect its role in separating residential areas. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the unit’s role in providing an undeveloped, wooded backdrop. • Development would adversely affect its role in separating residential areas. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 13e

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
-  Opportunity Site



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Characteristics generally reflect those of the LCA as a whole. This unit does not abut the Bucks Burn and contains less semi-natural habitat than the LCA.</p> <ol style="list-style-type: none"> Gently rolling landform of east-west ridges lying at the foot of Brimmond Hill and east of the Aberdeen Western Peripheral Route. There is sparse woodland cover, limited to occasional field trees. Near Newhills there are small conifer plantations and a prominent tree belt and a distinctive group of trees beside the cemetery. Land use is predominantly grazing, mainly improved but with a few semi-improved fields. The enclosure pattern consists mostly of a strong framework of small rectilinear fields, bounded by stone dykes forming a distinctive feature combined with the rolling landform. The settlement pattern consists of dispersed farms, associated with a network of busy minor roads. The Aberdeen Western Peripheral Route cuts through the western part of the unit. There are no large industrial or business buildings within the unit. Historic features include a cluster of listed buildings around Newhills (Parish Church, Parish Manse and Newhills House) and some medieval or post-medieval reverse s-shaped fields around Newton. | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of dispersed farms. Development would result in the loss of open farmland, including the distinctive pattern of fields enclosed by stone dykes, and the historic field patterns around Newton could be also be lost. Development could adversely affect the setting of historic features around Newhills. Development would detract from the rural character and sense of detachment. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of dispersed farms. Business development would contrast with the existing residential type. Development would result in the loss of open farmland, including the distinctive pattern of fields enclosed by stone dykes, and the historic field patterns around Newton could also be lost. Development could adversely affect the setting of historic features around Newhills. Development would detract from the rural character and sense of detachment. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of dispersed farms. Industrial development would contrast with the existing residential type. Development would result in the loss of open farmland, including the distinctive pattern of fields enclosed by stone dykes, and the historic field patterns around Newton could also be lost. Development could adversely affect the setting of historic features around Newhills. Development would detract from the rural character and sense of detachment. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 13e

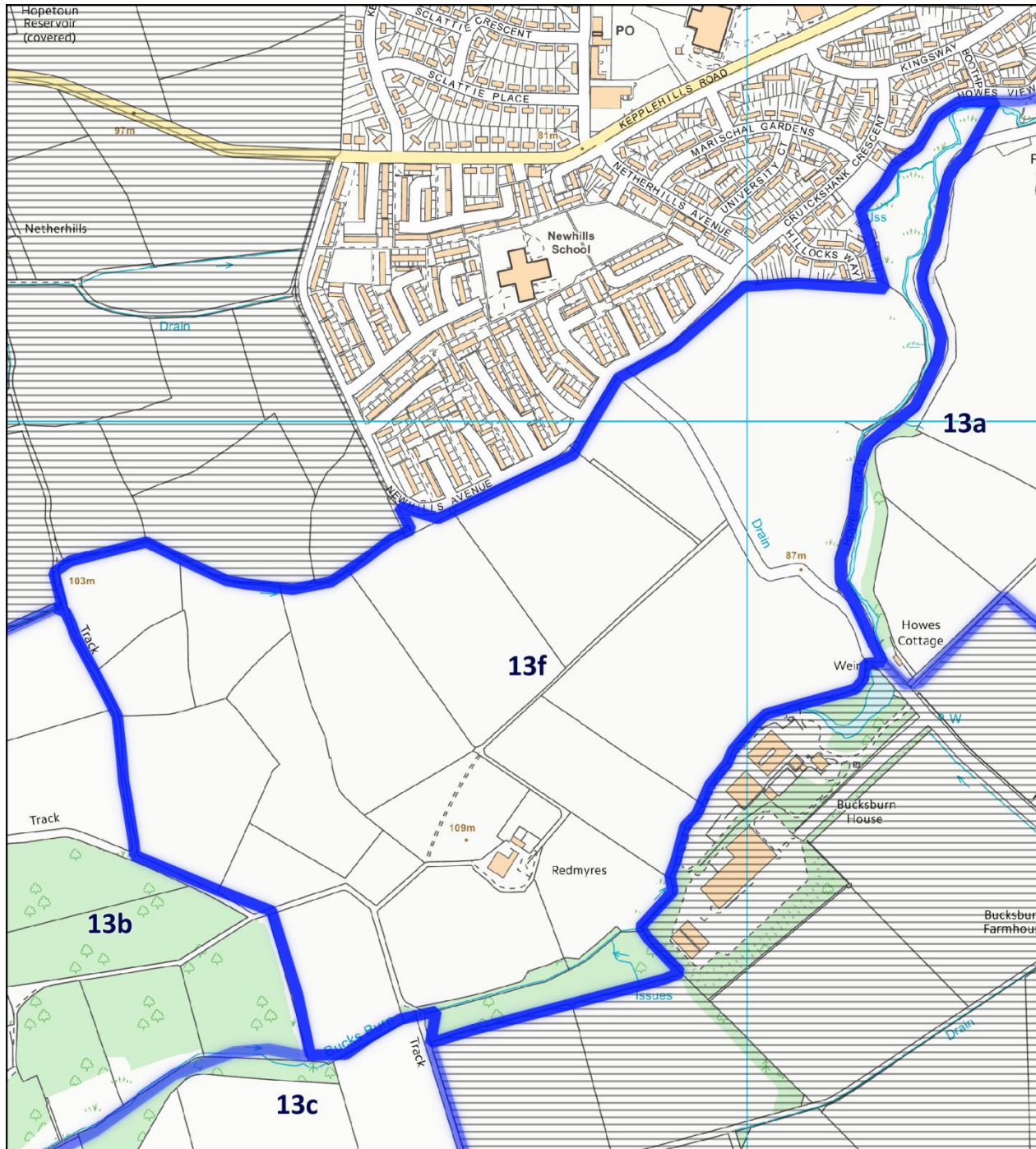
Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>6. Other than short paths in the vicinity of Newhills and some farm tracks, informal recreation is limited. An aspirational Core Path 2 would connect Bucksburn and Newhills.</p> <p>7. the landscape retains a degree of rural character with a sense of detachment from the urban area, despite long views east towards the city and north to Dyce. Busy roads detract from the sense of tranquillity. .</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Housing development within Kingswells to the south-west is well integrated within a framework of tree belts that screens dwellings from view.</p> <p>2. Along the eastern edge of Kingswells landform also provides a degree of containment, as the housing sits low in relation to the unit.</p> <p>In summary, settlement boundaries are robust.</p> | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the framework of tree belts. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the framework of tree belts. • Business development would contrast with the existing residential type. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement boundary formed by the framework of tree belts. • Business development would contrast with the existing residential type. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. There are long views from more elevated parts towards Dyce and the city, generally framed by the rolling landform. Brimmond Hill with the Aberdeen Western</p> | <ul style="list-style-type: none"> • Development on the open, rolling slopes of this unit would be quite prominent from Brimmond Hill and | <ul style="list-style-type: none"> • Development on the open, rolling slopes of this unit would be quite prominent from Brimmond Hill and | <ul style="list-style-type: none"> • Development on the open, rolling slopes of this unit would be very prominent from Brimmond Hill and |





Sensitivity Unit: 13e

Landscape Character Area/Type: Bucks Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>Peripheral Route on embankment along its base dominates views from much of the unit.</p> <p>2. There are open views from Brimmond Hill and the Aberdeen Western Peripheral Route and occasional restricted views from Kingswells.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas.</p> | <p>surrounding roads and settlement.</p> <ul style="list-style-type: none"> Overall, views and gateways are vulnerable. (m-h) | <p>surrounding roads and settlement.</p> <ul style="list-style-type: none"> Overall, views and gateways are vulnerable. (m-h) | <p>surrounding roads and settlement.</p> <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit forms a rural setting to Kingswells and an undeveloped foreground setting to the city in views from Brimmond Hill.</p> <p>2. The unit forms a foreground setting to Brimmond Hill.</p> <p>3. It also separates Kingswells and Greenferns (Opportunity Site22).</p> <p>In summary, the unit has quite an important landscape role.</p> | <ul style="list-style-type: none"> Development could adversely affect the setting this landscape provides to Brimmond Hill and Kingswells. It could also adversely affect the separation of Kingswells and Greenferns (Opportunity Site22) Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> Development could adversely affect the setting this landscape provides to Brimmond Hill and Kingswells. It could also adversely affect the separation of Kingswells and Greenferns (Opportunity Site22). Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> Development could adversely affect the setting this landscape provides to Brimmond Hill and Kingswells It could also adversely affect the separation of Kingswells and Greenferns (Opportunity Site22)Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 13f

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Aberdeen City Council- Licence No. 100023401. 2019

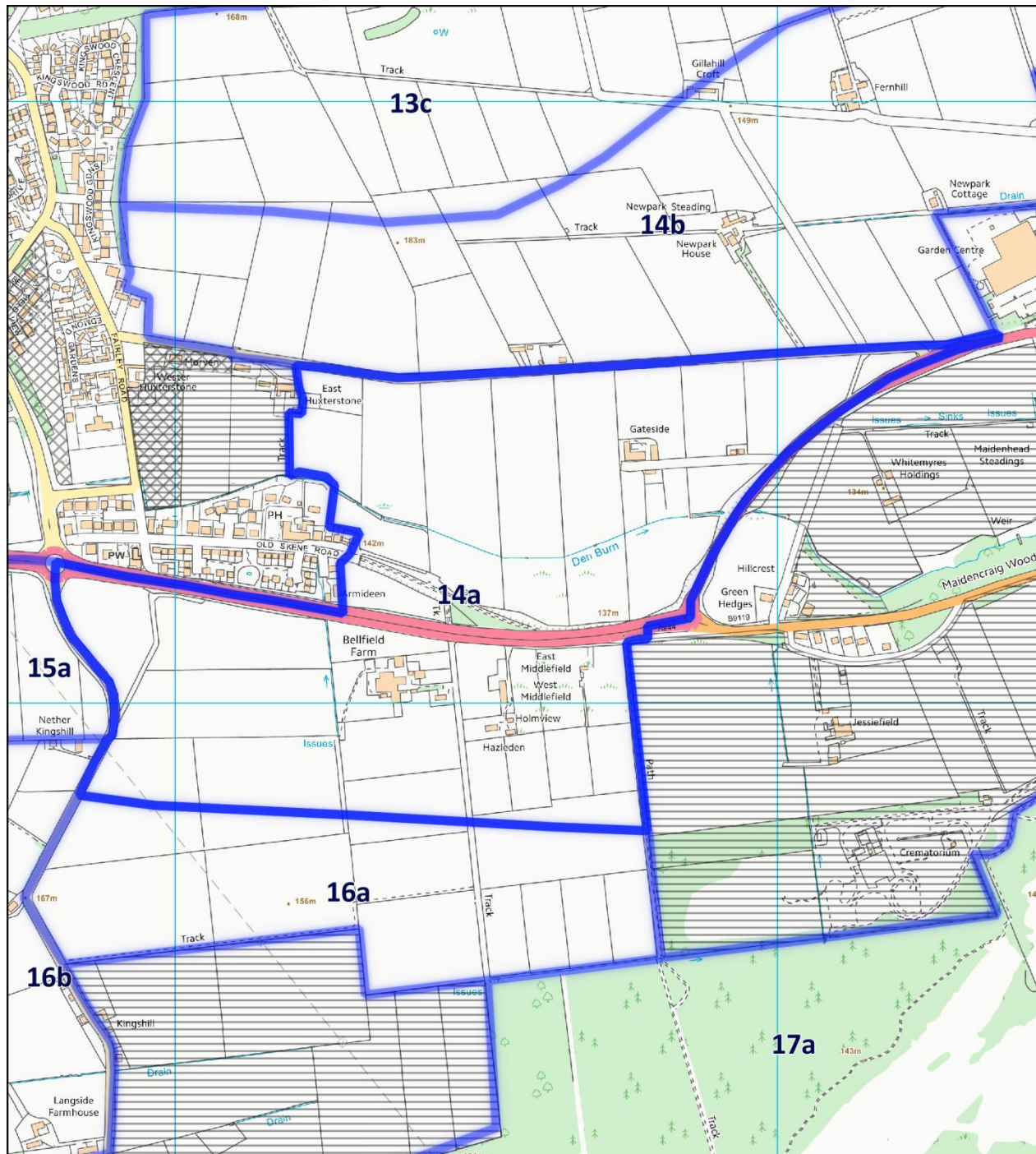
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Compared to the LCA as a whole, this unit contains less semi-natural habitat, with fewer roads and buildings. Other characteristics reflect those of the LCA as a whole.</p> <ol style="list-style-type: none"> Gently domed plateau that rises above Bucks Burn, which forms the south and eastern boundaries. Limited semi-natural habitat, although undisturbed field boundaries have rich flora and riparian areas along the Bucks Burn which forms part of a LNCS. There are few trees, other than along the Bucks Burn. Land use is mainly improved grassland, within small rectangular fields, enclosed by dykes with gorse hedges. Rare irregularly shaped fields north-west of Redmyres are likely to be medieval or post-medieval. Settlement consists of one farm at Redmyres and there is a network of tracks . There are no large industrial or business buildings within the unit. Immediately outside the unit to the south industrial development is screened by policy woodland. A network of well-signed footpaths appears to be well used. In addition to several informal paths and tracks, Core Path 42 follows the Bucks Burn and Core Path 44 connects the network with Bucksburn and Sheddocksley. An aspirational Core Path 5 would provide a link between Core Path 42 and Bucksburn. | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a single steading. Development would result in the loss of open farmland, including the enclosed by dykes with gorse hedges. The irregularly shaped fields could be adversely affected. Development would detract from the strong rural character and sense of relative detachment. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a single steading. Business development would contrast with the existing residential type. Development would result in the loss of open farmland, including the enclosed by dykes with gorse hedges. The irregularly shaped fields could be adversely affected. Development would detract from the strong rural character and sense of relative detachment. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a single steading. Industrial development would contrast with the existing residential type. Development would result in the loss of open farmland, including the enclosed by dykes with gorse hedges. The irregularly shaped fields could be affected. Development would detract from the strong rural character and sense of relative detachment. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>7. There is a strongly rural character and a sense of relative detachment despite some urban influences. Tranquillity is diminished by aircraft and distant traffic on minor roads.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Landform provides a degree of containment to housing development within Bucksburn to the north where the housing sits low in relation to this unit.</p> <p>2. South of the unit, business development around Bucksburn House is well screened by policy woodlands and the incised valley of Bucks Burn additionally provides a robust edge.</p> <p>In summary, settlement boundaries are quite robust.</p> | <ul style="list-style-type: none"> • Development would adversely affect the containment of landform that provides reasonably robust boundaries to nearby Bucksburn. • Overall, settlement boundaries are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the containment of landform that provides reasonably robust boundaries to nearby Bucksburn. • Development would also contrast with existing residential development of Bucks Burn. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would affect the containment of landform that provides reasonably robust boundaries to nearby Bucksburn. • Development would also contrast with existing residential development of Bucks Burn. • Overall, settlement boundaries are vulnerable. (m-h) |
| <p>C: Views and gateways</p> <p>1. There are wide views from this unit to Brimmond Hill, Dyce and the city.</p> <p>2. The unit is not prominent in distant views from the city and Brimmond Hill, tending to form part of the wider rural</p> | <ul style="list-style-type: none"> • Development sited on the raised dome landform of this unit could be quite prominent in local views. | <ul style="list-style-type: none"> • Development sited on the raised dome landform of this unit would be visually intrusive from local areas and could also impact on views from Brimmond Hill. | <ul style="list-style-type: none"> • Development sited on the raised dome landform of this unit would be visually intrusive from local areas and would also be likely to |





Sensitivity Unit: **13f**

Landscape Character Area/Type: **Bucks Burn LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>backdrop. There are close views from well-used footpaths and from Bucksburn .</p> <p>In summary, there is some visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <p>impact on views from Brimmond Hill.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit has a key role in separating housing in Bucksburn and two large opportunity sites (OP22 and OP33).</p> <p>In summary, the unit has an important landscape role.</p> | <ul style="list-style-type: none"> • Development would result in the loss of separation between opportunity sites. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would result in the loss of separation between opportunity sites. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would result in the loss of separation between opportunity sites Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 14a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.5 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects This unit is generally more wooded with more semi-natural vegetation than the LCA. Other characteristic reflect those of the LCA as whole.</p> <ol style="list-style-type: none"> The Den Burn flows within a narrow, gently curving valley contained by steeper slopes to the north. Diverse semi-natural habitats include broadleaved woodland, wetland, freshwater, grassland and scrub, with some gorse along tracks and on steeper banks. Woodland cover includes wooded polices, tree clumps around farms and houses, occasional field trees, lines of trees along tracks and boundaries and mature conifers along the A944. Land use is mainly improved grassland with some arable. Fields are generally rectilinear of varying size. Stone dykes form a strong pattern on the valley sides. Settlement consists of a few farms and houses along the lower valley sides. The nearby settlement of Kingswells and the western edge of Aberdeen have a significant urban influence. There are no large industrial or business developments within the unit. Core Path 91 follows Old Skene Road in part and has a dedicated cycle path, providing an alternative east-west route to the A944. The Old Lang Stracht minor road which | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a few farms and houses along the lower valley sides. Development would result in the loss of open farmland including the strong pattern of rectilinear fields and associated stone walls. The earthworks required for development would adversely affect the sloping valley sides. Development would detract from the rural character in parts of the unit. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a few farms and houses along the lower valley sides. Development would contrast with the residential type. Development would result in the loss of open farmland including the strong pattern of rectilinear fields and associated stone walls. The earthworks required for development would adversely affect the sloping valley sides. Development would detract from the rural character in parts of the unit. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of a few farms and houses along the lower valley sides. Development would strongly contrast with the residential type. Development would result in the loss of open farmland including the strong pattern of rectilinear fields and associated stone walls. The earthworks required for development would adversely affect the sloping valley sides. Development would detract from the rural character in parts of the unit. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 14a

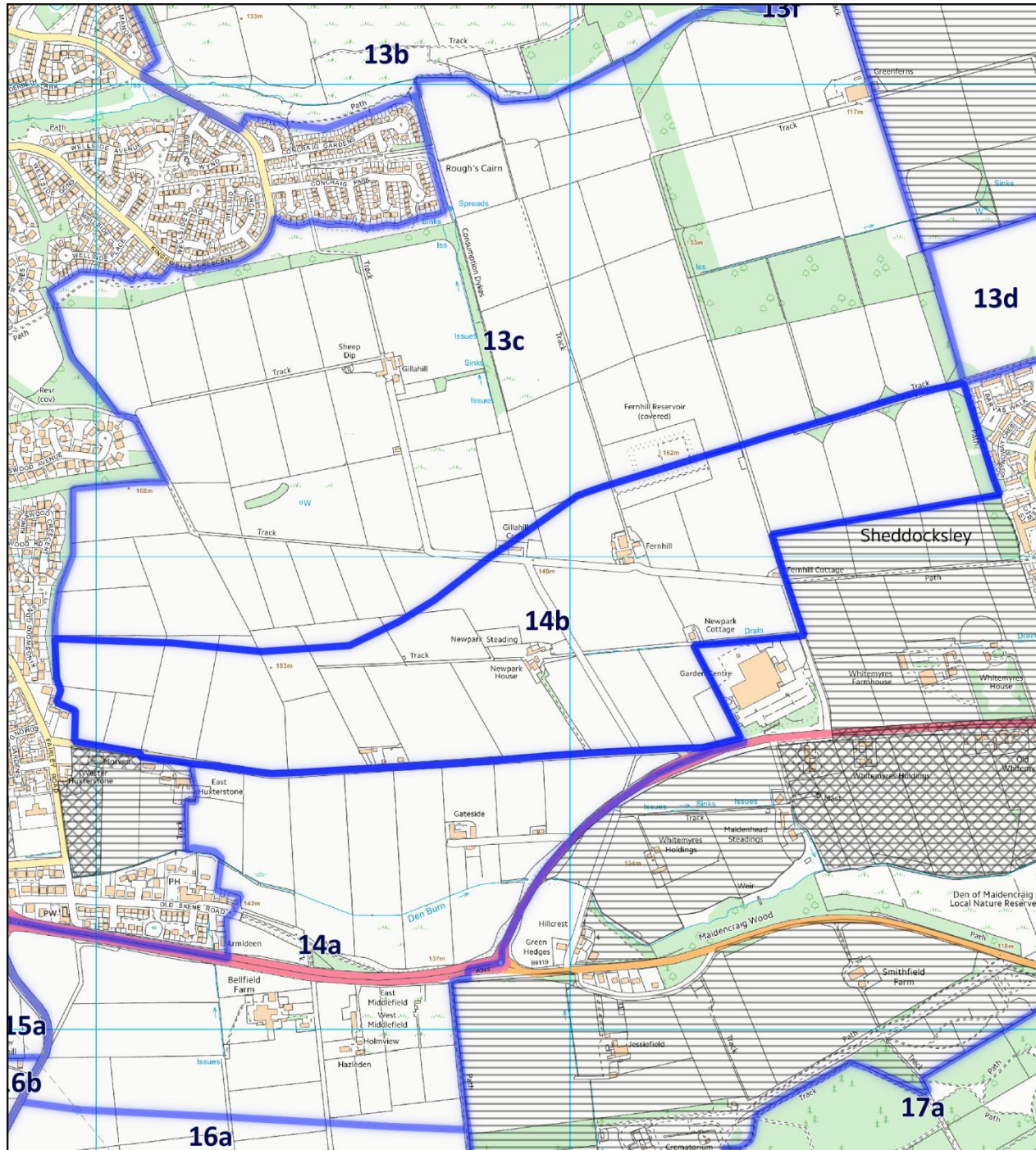
Landscape Character Area/Type: Den Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>forms the north boundary of the unit is also used for informal recreation.</p> <p>7. Busy roads, road lighting and nearby urban influences, limit the experience of rural character.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. To the west of the unit short stretches of robust settlement edges are formed by the wooded setting that screens residential development. Elsewhere there are no settlement boundaries to the unit.</p> <p>In summary, there is some settlement boundary definition with a moderate level of robustness.</p> | <ul style="list-style-type: none"> To the west of the unit, development would breach the wooded edge of existing settlement. Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> To the west of the unit, development would breach the wooded edge of existing settlement. Business development would contrast with existing residential development . Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> To the west of the unit, development would breach the wooded edge of existing settlement. Industrial development would strongly contrast with the existing residential development Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. From the open parts of the unit there are wide views, framed by tree belts, towards the city and the sea, Kingshill Wood, Brimmond Hill and the more distant Grampian Hills.</p> <p>2. The unit is visible from the A944 gateway route, south-east parts of the city including Tullos Hill, Brimmond Hill,</p> | <ul style="list-style-type: none"> Development would be very visible from adjacent areas, including the A944 gateway route Development would be visible from south-east part | <ul style="list-style-type: none"> Development would be very visible from adjacent areas, including the A944 gateway route. Development would be visible from south-east part | <ul style="list-style-type: none"> Development would be prominent from adjacent areas, including the A944 gateway route. Development would be visible from south-east part |





Sensitivity Unit: 14a

Landscape Character Area/Type: Den Burn LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>open areas of Kingshill Wood and longer views from south-east Deeside. Tower blocks in the city and the clock tower of Woodside Hospital form a focus in views to the east.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas</p> | <p>of the city and south-east Deeside.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <p>of the city and south-east Deeside</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <p>of the city and south-east Deeside</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The valley of the Den Burn provides an important green link into the city centre. 2. The unit provides rural setting to the A944 and is an important undeveloped rural gateway on approach from the west. 3. The unit has an important separation role between Kingswells and the city. <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the separation role of this unit between Kingswells and the city. • Development would particularly adversely affect the rural setting of the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the separation role of this unit between Kingswells and the city. • Development would particularly adversely affect the rural setting of the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the separation role of this unit between Kingswells and the city. • Development would particularly adversely affect the rural context of the A944. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 14b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.6 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects Characteristics generally reflect those of the LCA, but this unit does not abut the Den Burn and has more agricultural land and less semi-natural vegetation.</p> <ol style="list-style-type: none"> The rolling landform is relatively steep, especially to the west of the unit. A large covered reservoir is prominent on the summit of the ridge at Fernhill. Semi-natural habitat is limited to field boundaries, many of which contain gorse scrub. Woodland cover includes wooded polices, tree clumps around farms and houses, occasional field trees and lines of trees along tracks and boundaries. Newly planted woodlands immediately west of Sheddocksley forms part of the Greenspace Network Land use is mainly improved grassland with some arable, within a strong geometric pattern of field boundaries and tracks. Settlement consists of occasional farms and houses The nearby settlement of Kingswells and the western edge of Aberdeen provide an urban influence, including a large garden centre adjacent to the east of the unit. There are no large industrial or business developments within the unit. | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of occasional farms and houses. Development would result in the loss of open farmland including the strong geometric pattern of rectilinear fields. The earthworks required for development would adversely affect the rolling landform. Development would detract from the rural character and the sense of tranquillity of the area. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of occasional farms and houses. Development would contrast with the prevailing residential type Development would result in the loss of open farmland including the strong geometric pattern of rectilinear fields. The earthworks required for development would adversely affect the rolling landform. Development would detract from the rural character and the sense of tranquillity of the area. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of occasional farms and houses. Development would contrast with the prevailing residential type, Development would result in the loss of open farmland including the strong geometric pattern of rectilinear fields. The earthworks required for development would adversely affect the rolling landform. Development would detract from the rural character and the sense of tranquillity of the area. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: 14b

Landscape Character Area/Type: Den Burn LCA/Undulating Open Farmland LCT

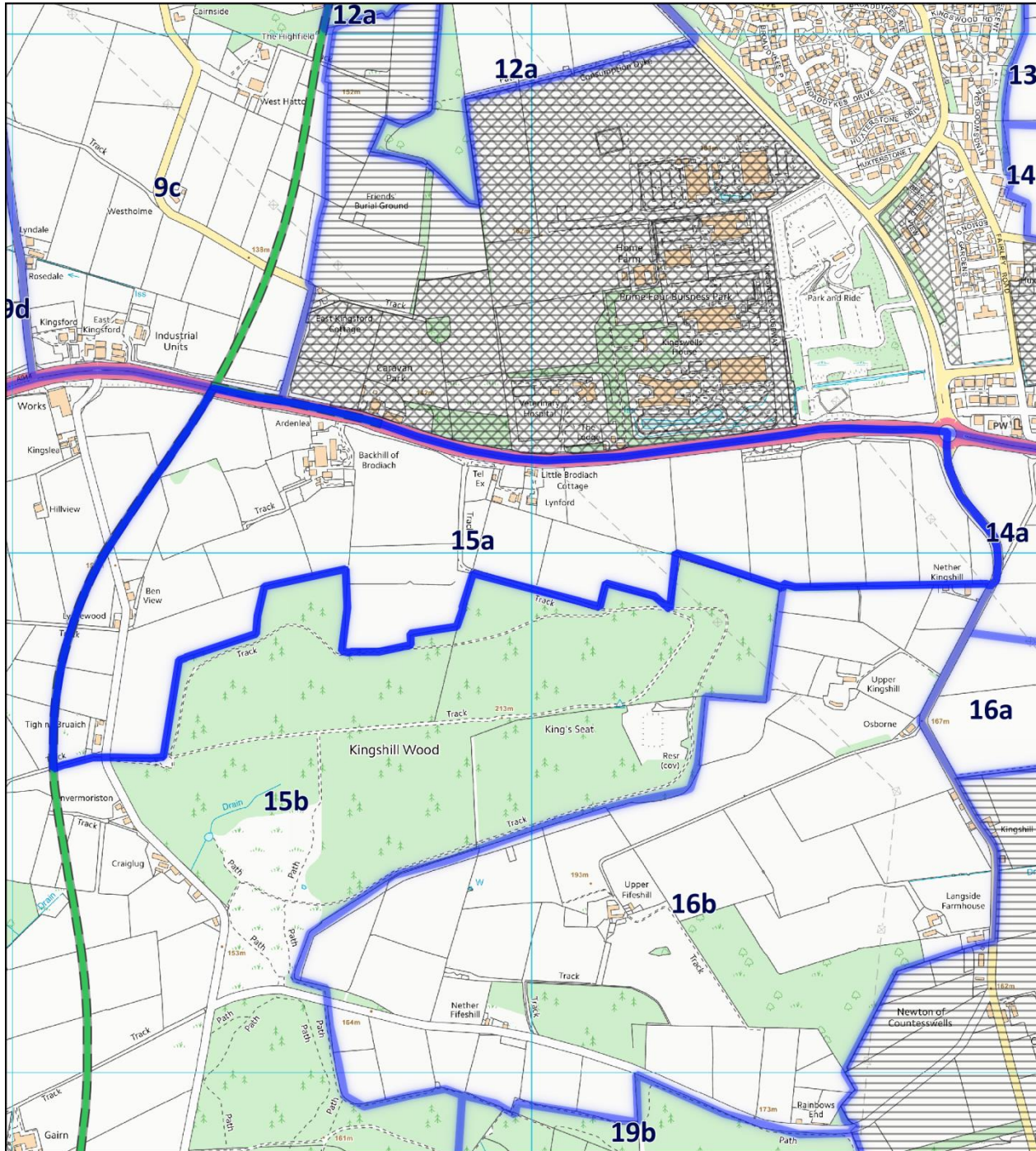
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>6. A network of well-used footpaths and tracks link the unit with housing areas to the east and west and the Den of Maidenraig to the south.</p> <p>7. Core Path 45 follows the track adjacent to Fernhill, connecting the unit with Kingswells and Sheddocksley, while Core Path 29 connects Core Path 45 with the Den of Maidenraig. The Old Lang Stracht, forms the south boundary of the unit, is also used for informal recreation.</p> <p>8. There is a rural character and sense of tranquillity despite nearby urban development. Busy roads are not directly adjacent to the unit but traffic from the A944 can be heard.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. There are short sections of settlement boundary adjacent to the unit. They are generally robust, contained by tree belts. Wester Huxterston (Opportunity Site30) forms a more abrupt edge to the south.</p> <p>In summary, boundaries are generally robust and contain development.</p> | <ul style="list-style-type: none"> • Development would breach the containing edges of woodland or tree belts with little visual relationship to adjacent settlement. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would breach the containing edges of woodland or tree belts with little visual relationship to adjacent settlement. • Development would contrast with adjacent residential uses. | <ul style="list-style-type: none"> • Development would breach the containing edges of woodland or tree belts with little visual relationship to adjacent settlement. • Development would contrast with adjacent residential uses. |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| | | <ul style="list-style-type: none"> Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> From the open parts of the unit there are wide views, framed by tree belts, towards the city and the sea, Kingshill Wood, Brimmond Hill and the more distant Grampian Hills. The south of the unit is visible from the A944 gateway route, the remainder of the unit is widely visible from south-east parts of the city including Tullos Hill, Brimmond Hill, open areas of Kingshill Wood and longer views from south-east Deeside. Tower blocks in the city and the clock tower of Woodside Hospital form a focus in views to the east <p>In summary, there is extensive visibility from/to surrounding areas, including a gateway route.</p> | <ul style="list-style-type: none"> Development would be very visible on areas of open rising ground from adjacent areas, including the A944 gateway route. Development would be highly visible from south east parts of the city Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be highly visible on areas of open rising ground from adjacent areas, including the A944 gateway route. Development would be highly visible from south east parts of the city Overall, views and gateways are vulnerable. (h) | <ul style="list-style-type: none"> Development would be highly visible on areas of open rising ground from adjacent areas, including the A944 gateway route. Development would be highly visible from south east parts of the city Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit provides a backdrop setting in views from the city. It also provides a separation role between Kingswells and the city. The unit provides a rural setting to the A944, and is important undeveloped rural gateway on approach from the west. | <ul style="list-style-type: none"> Development would adversely affect the unit's backdrop setting and rural context role. Development would adversely affect the unit's separation and gateway role. | <ul style="list-style-type: none"> Development would adversely affect the unit's backdrop setting and rural context role. Development would adversely affect the unit's separation and gateway role. | <ul style="list-style-type: none"> Development would adversely affect the unit's backdrop setting and rural context role. Development would adversely affect the unit's separation and gateway role. |







Sensitivity Unit: **14b**

Landscape Character Area/Type: **Den Burn LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| In summary, the unit provides a very important landscape role. | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 15a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
-  Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0 0.5 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit reflects the key characteristics evident across the lower slopes of the northern part of the Kingshill LCA. This unit is part of the Kingshill Landscape Character Area which is an important feature in the setting of the city</p> <ol style="list-style-type: none"> 1. The landform consists of the lower hill slopes of Kingshill (summit outside the unit) which forms a prominent forested skyline to the western part of the city. 2. Landuse is predominantly agricultural, with a strong pattern of rectilinear pastoral fields enclosed by stone dykes and post and wire fences. 3. Tree cover is relatively limited, mostly consisting of groups around buildings and along farm tracks and minor roads. 4. Settlement is dispersed and limited to a few farmsteads located on lower hill slopes. There are no large industrial or business developments within the unit. A large business park (Prime Four) is located across the A944, set back amid open ground and trees. 5. Recreational use is limited. Core Path 91 follows the northern boundary on the other side of the A944. A small section of Core Path 48 to the west of the unit that leads from the A944 towards Kingshill. 6. This landscape borders the busy A944 next to Prime Four, a park and ride facility, the Aberdeen Western Peripheral | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmsteads. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields. • The earthworks required for development would particularly adversely affect the sloping landform. • Overall, physical and perceptual landscape aspects are vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmsteads. • Business development would contrast with the residential type. There could be some association with nearby business use, but this would introduce a ‘corridor’ of business development on both sides of the A944. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields. • The earthworks required for development would particularly adversely affect the sloping landform. • Overall, physical and perceptual landscape aspects are vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmsteads. • Industrial development would contrast with the residential type. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields. • The earthworks required for development would particularly adversely affect the sloping landform. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 15a

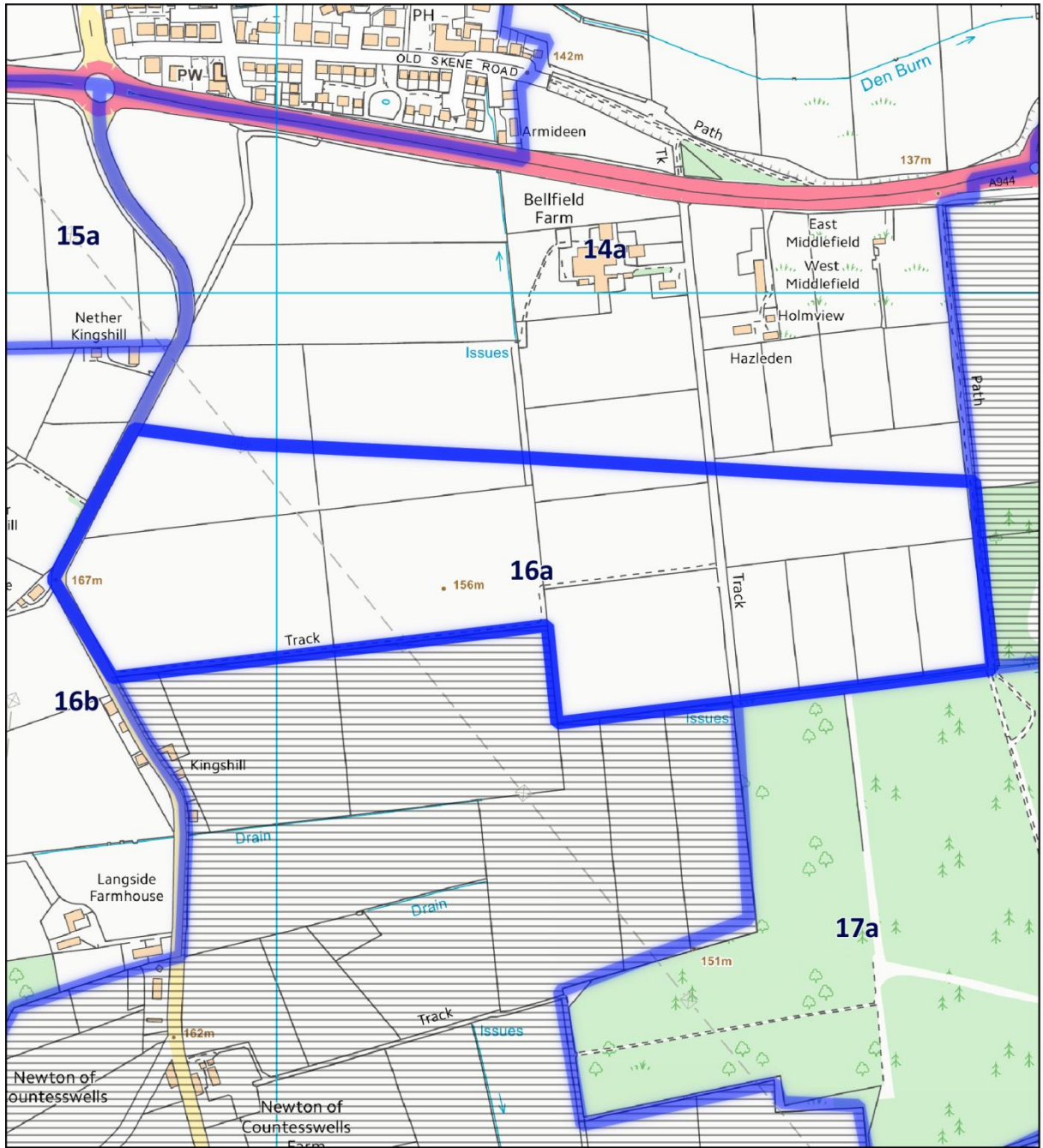
Landscape Character Area/Type: Kingshill LCA/Hills LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>Route and other feeder routes. This limits experience of rural character.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> There are no settlement edges in the unit. Prime Four Business Park adjacent to the unit, on the north side of the A944 dual carriageway, is generally well contained by a framework of mature trees and rising ground. Towards the city, there is a more open edge to the development. <p>In summary, the wooded settlement boundary is robust although there is some visual relationship with the nearby business park development.</p> | <ul style="list-style-type: none"> Development would appear to create a new settlement with no immediate relationship to the nearby settlement of Kingswells Development would breach the strong containing edge of trees and woodland along the A944. Development would contrast with adjacent business uses. Overall, settlement boundaries are quite vulnerable (m-h) | <ul style="list-style-type: none"> Development would appear to create a new settlement with no immediate relationship to the nearby settlement of Kingswells Development would breach the strong containing edge of trees and woodland along the A944. Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> Development would appear to create a new settlement with no immediate relationship to the nearby settlement of Kingswells Development would breach the strong containing edge of trees and woodland along the A944 Development would contrast with adjacent business uses. Overall, settlement boundaries are vulnerable (m-h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> Views from this unit are often restricted by surrounding dense forestry and rising landform although there are some views from Brimmond Hill and parts of Westhill. | <ul style="list-style-type: none"> Development would appear very visible across open rising ground, particularly from some nearby hills and | <ul style="list-style-type: none"> Development would appear very visible across open rising ground, particularly from some nearby hills and | <ul style="list-style-type: none"> Development would appear very prominent across open rising ground, especially from the nearby A944 |





Sensitivity Unit: 15a

Landscape Character Area/Type: Kingshill LCA/Hills LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>2. The Aberdeen Western Peripheral Route forms the western boundary of the unit and the A944 gateway route the northern boundary. From these sections, most of the unit is clearly visible.</p> <p>In summary, there is some visibility from/ to surrounding areas and visibility from main roads is extensive.</p> | <p>the busy A944 gateway route.</p> <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <p>the busy A944 gateway route although existing shelter belts could provide some localised screening.</p> <ul style="list-style-type: none"> • Development would introduce a ‘corridor’ of business development on both sides of the A944. • Overall, views and gateways are vulnerable. (m-h) | <p>gateway route and from some nearby hills.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. This unit is part of the Kingshill Landscape Character Area which is an important feature as part of the arc of hills that form the setting of the city 2. The unit provides an important landscape setting to the upper slopes of Kinghill. 3. The unit provides a rural setting for the A944, which is an important undeveloped rural gateway on approach from the west. <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the landscape setting of Kingshill. • Development would adversely affect the rural setting along the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the landscape setting of Kingshill • Development would adversely affect the rural setting along the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the landscape setting of Kingshill. • Development would adversely affect the rural setting along the A944. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 16a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

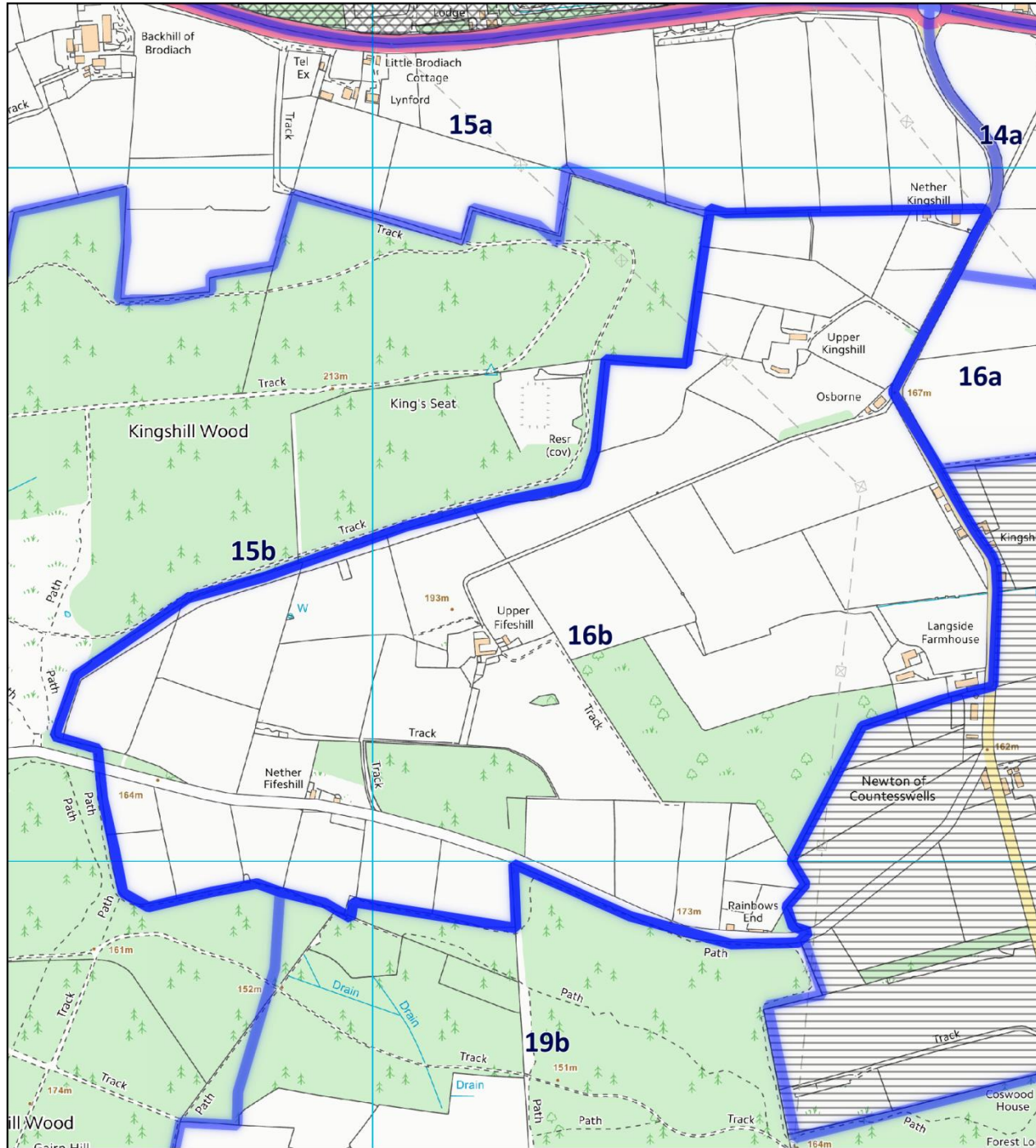
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Although landcover and land use reflects the wider LCA to the south, this small unit has no settlement and is more visually open than other parts.</p> <ol style="list-style-type: none"> 1. The landform of the unit forms part of a large elevated, gently sloping plateau. 2. The unit has a prevailing open character although coniferous woodlands, planted on higher ground on the south-eastern fringes, contribute to a limited sense of surrounding wooded enclosure. 3. The main land use is a mix of improved grasslands and occasional arable fields with some small pockets of rough grassland and gorse scattered amongst the fields. 4. Planned medium-sized rectilinear fields with associated consumption dykes are enclosed by post and wire fence with stone dykes and occasional gorse and scrub. 5. There is no settlement or roads within the unit although a busy road forms the western boundary. 6. Recreational use is generally limited to walking and cycling along tracks and roads. 7. The open landscape retains a rural character although pylons and a busy minor road limit tranquillity. <p>In summary, the unit has a few distinctive characteristics, with a moderate degree of strength and coherence.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the pattern of fields with associated consumption dykes. • Development would detract from the rural character and associated sense of tranquillity. • Overall, physical and perceptual landscape aspects are quite vulnerable to housing development. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the pattern of fields with associated consumption dykes. • The earthworks required for development could adversely affect the gently sloping landform. • Development would detract from the rural character and associated sense of tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the pattern of fields with associated consumption dykes. • The earthworks required for development would adversely affect the gently sloping landform. • Development would notably detract from the predominantly rural character and associated sense of tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 16a





Landscape Character Area/Type: **Bogskeathy LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>The unit does not abut any settlement, although there are views to Kingswells and the city. As such, this factor is very sensitive to any development.</p> | <ul style="list-style-type: none"> • Development would create a new pattern with no relationship to existing settlement. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would create a new pattern with no relationship to existing settlement. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would create a new pattern with no relationship to existing settlement. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. There are open views from the unit north towards Kingswells and north-east to the city. 2. The unit is visible from the slopes above the Den Burn, from part of Kingswells and from the city. 3. The northern edge of the unit forms an open skyline to the A944 gateway route. <p>In summary, there is relatively extensive visibility from/to surrounding areas, including a busy main road.</p> | <ul style="list-style-type: none"> • Development would be very visible on open ground from areas to the north and parts of the city, including the nearby the A944. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • The scale of business units would make them highly visible on open ground from areas to the north and parts of the city, including the nearby the A944. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • The scale of industrial units would make them highly visible on open ground from areas to the north and parts of the city, including the nearby the A944. • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The open fields provide a rural setting for development centred on Countesswells and the A944 corridor. <p>In summary, the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural setting for Countesswells and the setting of the A944. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting for Countesswells and the setting of the A944. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting for Countesswells and the setting of the A944. • Overall, the landscape role is very vulnerable. (h) |

| | | | | |
|------------------------------|-----------------------------|---|-----------------|--|
| Sensitivity Unit: 16a | | Landscape Character Area/Type: Bogskeathy LCA/Undulating Open Farmland LCT | | |
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 16b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.4 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit has less settlement, but other characteristic reflect those of the LCA as whole.</p> <ol style="list-style-type: none"> 1. Landform of a large elevated, gently sloping plateau. 2. The core of the landscape has a prevailing open character although several irregular shaped coniferous woodlands, planted on higher ground on the fringes of this landscape, contribute to the strong sense of surrounding wooded enclosure. 3. The main land use is a mix of improved grasslands and occasional arable fields with some smallholdings and occasional patches of heather, rough grassland and gorse scattered amongst the fields. 4. Planned medium-sized rectilinear fields with associated consumption dykes are enclosed by post and wire fence with stone dykes and occasional gorse and scrub. 5. Small clusters of stone houses and cottages are located along a twisting minor road, and long tracks provide access from this to several traditional farms. There are no large industrial or business developments within the unit. 6. Recreational use is generally limited to walking and cycling along farm tracks and roads 7. The landscape retains a rural character and although the strong visual containment of this landscape gives a feeling | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of dispersed dwellings. • Development would result in the loss of open farmland, including consumption dyke field boundaries. • Development would detract from the rural character and sense of detachment. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of dispersed dwellings. • Development would contrast with the existing residential type • Development would result in the loss of open farmland, including consumption dyke field boundaries. • Development would detract from the rural character and sense of detachment. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of dispersed dwellings. • Development would contrast with the existing residential type • Development would result in the loss of open farmland, including consumption dyke field boundaries. • Development would detract from the rural character and sense of detachment. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **16b**

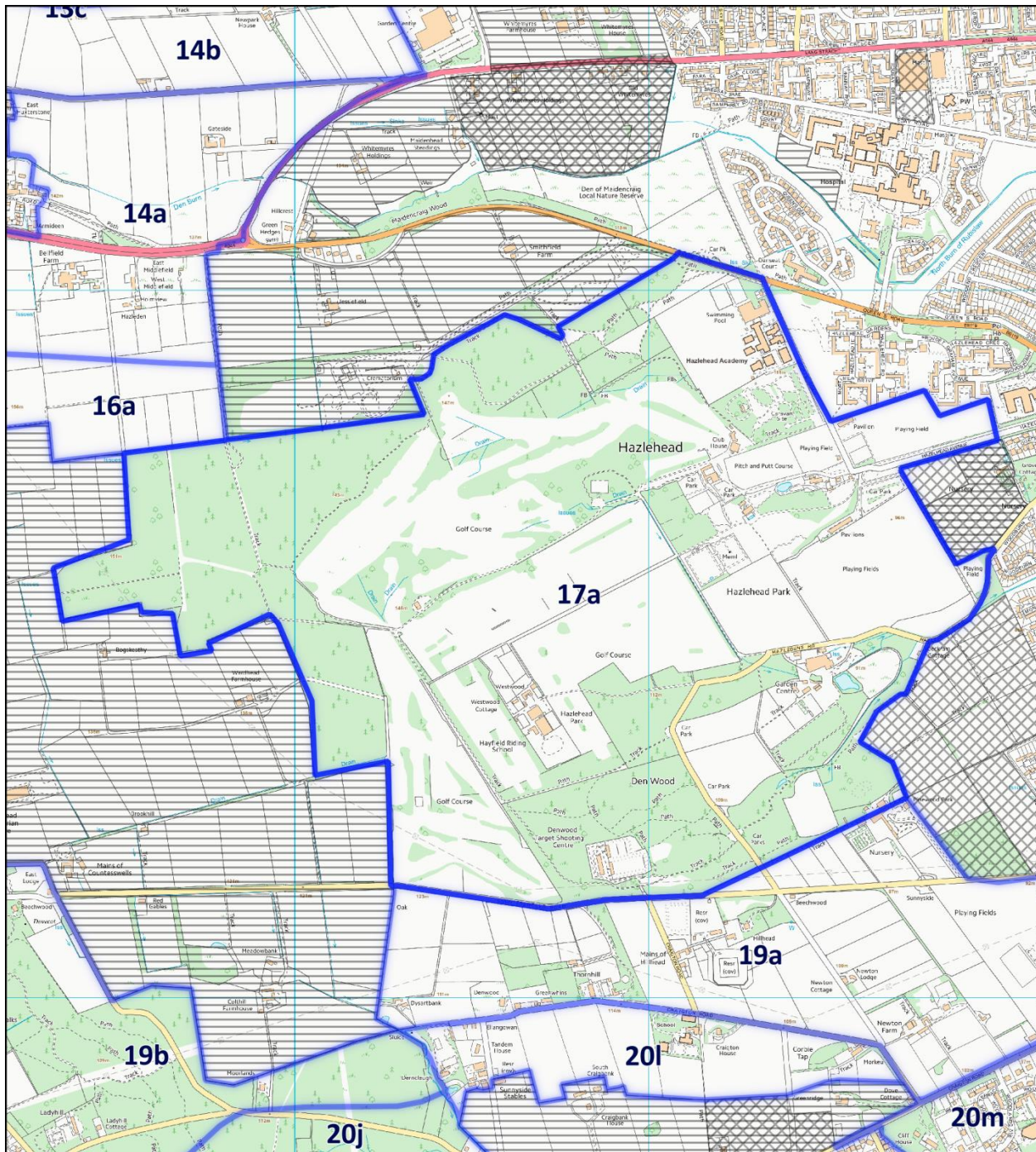
Landscape Character Area/Type: **Bogskeathy LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>of detachment from the city, pylons and a busy minor road limit tranquillity.</p> <p>In summary, the unit has some distinctive characteristics, with a moderate degree of strength and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <p>The unit does not abut any settlement and as such, this factor is very sensitive to any development.</p> | <ul style="list-style-type: none"> • Development would create a new pattern with no relationship to existing settlement. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would create a new pattern with no relationship to existing settlement. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would create a new pattern with no relationship to existing settlement. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. The surrounding forestry tends to limit wider visibility to and from surrounding areas. There are framed views from the unit north towards Kingswells and north-east to the city and some longer views south towards Deeside. 2. The northern edge of the unit forms an open skyline to the A944 gateway route. <p>In summary, there is relatively limited visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • Development would not be widely visible. • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would not be widely visible, apart from some northern areas. • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would not be widely visible, apart from some northern areas from which development could be very visible. • Overall, views and gateways are vulnerable. (m-h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The unit forms part of the wider landscape and its role in providing rural setting to the city. | <ul style="list-style-type: none"> • Development would adversely affect the role of the unit as part of the rural setting of the city. | <ul style="list-style-type: none"> • Development would adversely affect the role of the unit as part of the rural setting of the city. | <ul style="list-style-type: none"> • Development would adversely affect the role of the unit as part of the rural setting of the city. |





Sensitivity Unit: **16b**

Landscape Character Area/Type: **Bogskeathy LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| 2. The unit provides landscape setting to Kingshill In summary, the landscape has a limited landscape role. | <ul style="list-style-type: none"> • Development would adversely affect the setting of Kingshill • Overall, the landscape role is vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the setting of Kingshill • Overall, the landscape role is vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the setting of Kingshill • Overall, the landscape role is vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 17a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



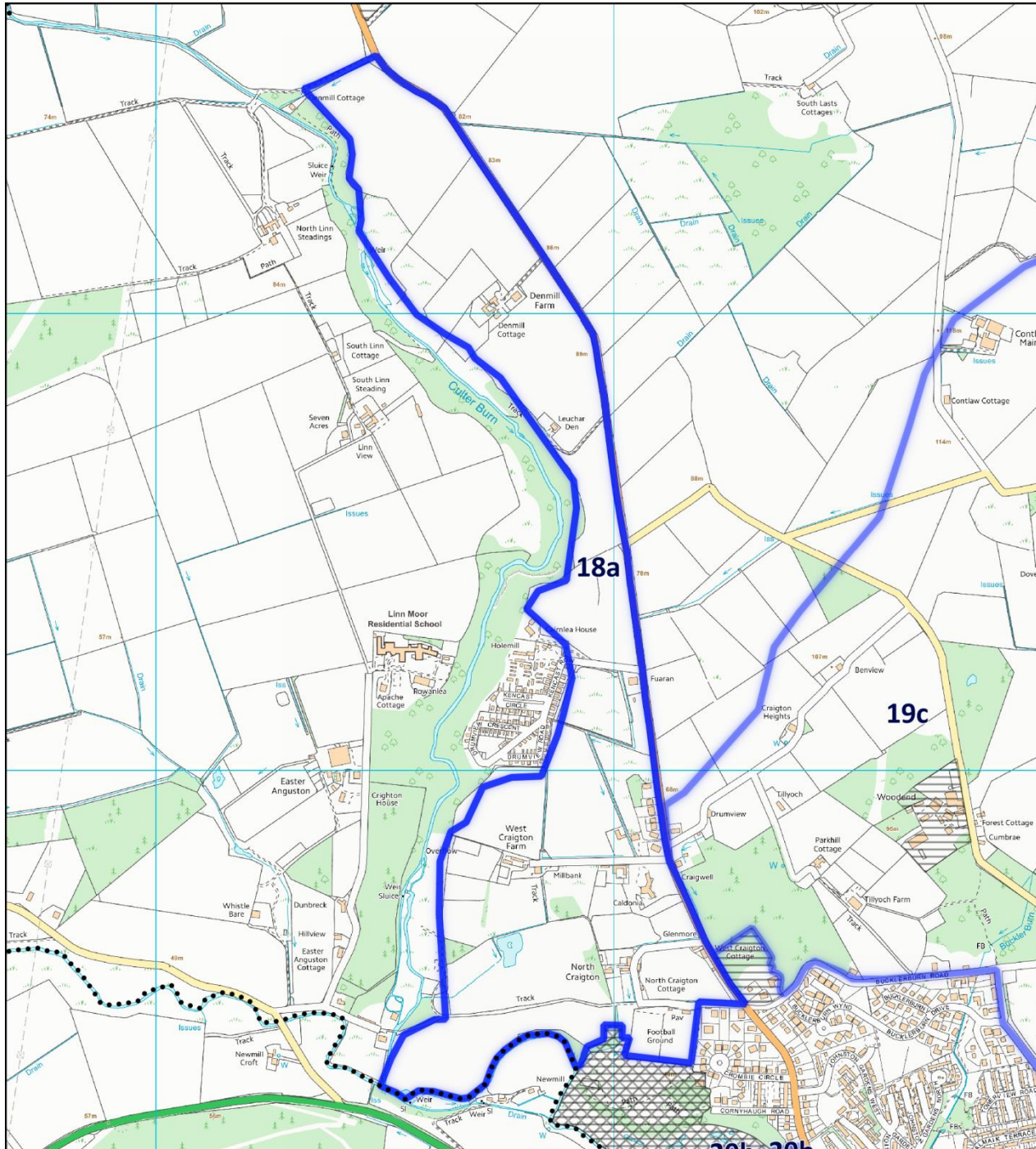
0.8 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019





| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit includes the whole of the LCA and its characteristics reflect this.</p> <ol style="list-style-type: none"> 1. A subtle domed landform that slopes gently away to flatter ground to the south-east. 2. Woodland and tree cover is extensive with a diverse composition of irregular shaped and varying sized coniferous, mixed and broadleaved woodlands, and ornamental trees in formal parkland. Many of these are estate landscape features of Hazlehead Park. 3. Avenues of mature trees along tracks and paths enclose areas of open space into a series of distinct geometric compartments. 4. A highly accessible landscape with extensive recreational use. The woodlands and parkland accommodate an extensive network of well-used footpaths and tracks some of which link the park to nearby urban areas. 5. The unit accommodates a wide range of scattered facilities including plant nurseries, a school, garden centre, riding school, golf course and several former estate buildings. 6. Remnants of the historic estate landscape are evident in the formal gardens and the woodland and trees present throughout the area. 8. The woodland that surrounds this LCA results in a sense of relative seclusion and detachment from the city and lack | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered recreational facilities. • Development would contrast with the prevailing recreational type. • Development could result in the loss of widespread recreational facilities and opportunities that the unit provides. • Development would adversely affect the distinctive woodlands, parklands and avenues of mature trees. • Development would adversely affect the distinctive historic estate character. • Development would detract from the strong sense of relative seclusion and detachment from the city. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered recreational facilities. • Development would contrast with the prevailing recreational type. • Development could result in the loss of widespread recreational facilities and opportunities that the unit provides. • Development would adversely affect the distinctive woodlands, parklands and avenues of mature trees. • Development would adversely affect the distinctive historic estate character. • Development would detract from the strong sense of relative seclusion and detachment from the city. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered recreational facilities. • Development would contrast with the prevailing recreational type. • Development could result in the loss of widespread recreational facilities and opportunities that the unit provides. • Development would adversely affect the distinctive woodlands, parklands and avenues of mature trees. • Development would adversely affect the distinctive historic estate character. • Development would detract from the strong sense of relative seclusion and detachment from the city. |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>of through roads. In addition, the contrast with the nearby residential areas is heightened by the prevailing recreational use and character of the unit.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <p>Overall, physical and perceptual landscape aspects are very vulnerable. (h)</p> | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> Along the western edge of the city that adjoins Hazlehead Park, houses are generally well concealed within a framework of linear tree belts with pockets of amenity open space. From most parts of the unit, the relatively flat topography, and intervening woodlands and tree belts limit the sense of continuity with the nearby extensive urban area of the City. From some open areas, several tower blocks are evident above the treeline and there are occasional glimpses of dense residential development along parts of the edge. <p>In summary, the largely wooded settlement boundary is generally robust although there is some visual relationship with nearby development in places.</p> | <ul style="list-style-type: none"> Development would breach the containing perimeter of trees and woodland along the settlement edge. There would be little relationship to adjacent residential areas. Overall, settlement boundaries are vulnerable (h) | <ul style="list-style-type: none"> Development would breach the containing perimeter of trees and woodland along the settlement edge There would be little relationship to adjacent settlement. Development would notably contrast with adjacent residential uses. Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> Development would breach the containing perimeter of trees and woodland along the settlement edge. There would be little relationship to adjacent settlement. Development would notably contrast with adjacent residential uses. Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> There are some open views across parts of the unit, although views to and from the unit are largely contained by surrounding woodland and trees. Long views across | <ul style="list-style-type: none"> Development would not be widely visible. Development would adversely affect open views across the unit. | <ul style="list-style-type: none"> Development would not be widely visible. Development would adversely affect open views across the unit. | <ul style="list-style-type: none"> Development would not be widely visible. Development would prominently affect open views across the unit. |

| Sensitivity Unit: 17a | | Landscape Character Area/Type: Hazelhead Park LCA/Wooded Estates LCT | | |
|--|--|--|---|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>the city are possible from the more elevated and open parts of the golf course.</p> <p>2. A very small section of the A944 passes along the northern boundary but dense intervening conifer trees screen nearly the entire unit from view.</p> <p>In summary, there little visibility from/to surrounding areas and a very limited localised visibility from a busy main road.</p> | <ul style="list-style-type: none"> • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Overall, views and gateways are quite vulnerable. (m) | |
| <p>D: Landscape role</p> <p>1. Situated at the central part of the western edge of the City, the pattern of large conifer blocks and the strong wooded character that dominates the unit provides a distinctive wooded backdrop and containing setting to nearby urban areas.</p> <p>2. The unit also separates the city edge from extensive planned residential areas to the west.</p> <p>In summary, the unit provides an important wooded setting to nearby settlement with a very important separation function between current and developing residential areas.</p> | <ul style="list-style-type: none"> • Development would adversely affect the distinctive wooded backdrop to nearby urban areas. • Development would adversely affect the setting to nearby urban areas. • The separation function would be lost or eroded. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the distinctive wooded backdrop to nearby urban areas. • Development would adversely affect the setting to nearby urban areas. • The separation function would be lost or eroded. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the distinctive wooded backdrop to nearby urban areas. • Development would particularly adversely affect setting to nearby urban areas. • The separation function would be lost or eroded. • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High | |



Sensitivity Unit 18a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.6 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: 18a

Landscape Character Area/Type: Leuchar & Silver Burns LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit is located to the east of a small incised den and as it only represents a very small part of the wider LCA, many of its characteristics do not represent the wider Leuchar & Silver Burns LCA.</p> <ol style="list-style-type: none"> 1. A gently sloping landform on the eastern part of small incised den. 2. Land use is predominantly irregular pastoral fields enclosed by post and wire fences and trees although there are several paddocks and a football pitch at the extreme south. 3. Small coniferous shelter belts scattered across the unit and dense broadleaved woodland alongside the Culter Burn (immediately to the west of the unit) provide some sense of enclosure. 4. Settlement is limited, consisting of a scattering of farmsteads and dwellings accessed by narrow tracks with several bungalows located alongside the B979. There are no large industrial or business developments within the unit. 5. The unit provides some recreational use including a sports pitch and a section of Core Path that leads from Peterculter towards the Culter Burn. | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern. • Development would result in the loss of open farmland. • Development would affect the sense of seclusion, separation from a major settlement and relative tranquillity of the area. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland. • Development would affect the sense of seclusion, separation from a major settlement and relative tranquillity of the area. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the sparse settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland. • Development would affect the sense of seclusion, separation from a major settlement and relative tranquillity of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 18a

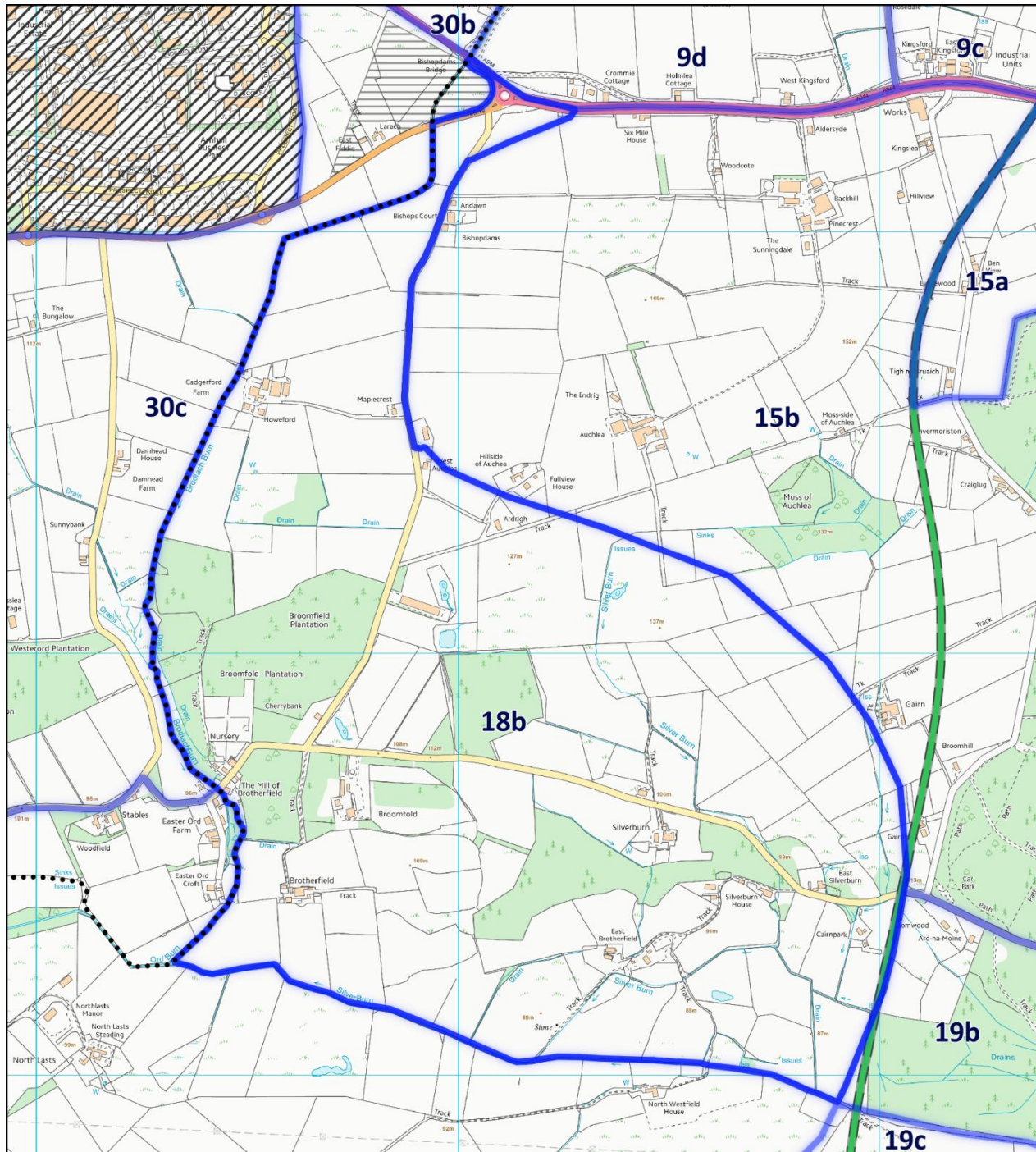
Landscape Character Area/Type: Leuchar & Silver Burns LCA/Undulating Open Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>6. The unit has a sense of seclusion, retains some rural character, experience of relative tranquillity and feels separated from the major settlement.</p> <p>In summary, the unit has some distinctive characteristics, with a moderate degree of strength and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The north of the unit is very separate of settlement areas. Only in the south does the unit provide any context for development, in the form of the caravan park and scattered trees.</p> <p>2. Only a small part of the unit borders adjacent settlement at Peterculter, where the boundary is defined by mature trees alongside a track.</p> <p>3. There is little landscape and visual relationship with the settlement of Peterculter.</p> <p>In summary, the settlement boundary is robust.</p> | <ul style="list-style-type: none"> • Development would breach the containing perimeter of mature trees along the settlement edge, with little relationship to Peterculter. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the containing perimeter of mature trees along the settlement edge, with little relationship to Peterculter. • Development would notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development within the unit would breach the strong containing perimeter of trees and woodland along the settlement edge, with little relationship to Peterculter. • Development would notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. To the north of the unit from higher land, including from the crest of the B979, there are long distance views south across Deeside, and to the wooded Newmill Hill which is prominent in the middle distance.</p> | <ul style="list-style-type: none"> • Development in the south would not be widely visible. • Development could be clearly visible from some sections of the A93. • Development would be clearly visible from the B979 | <ul style="list-style-type: none"> • Development in the south would not be widely visible. • Development could be clearly visible from some sections of the A93. • Development would be clearly visible from the B979 | <ul style="list-style-type: none"> • Development in the south would not be widely visible. • Development could be clearly visible from some sections of the A93. • Development would be clearly visible from the B979 |

Sensitivity Unit: **18a**

Landscape Character Area/Type: **Leuchar & Silver Burns LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>2. Fields towards the northern part of the unit are open and visible from the B979 and the wider landscape.</p> <p>3. In other parts of the unit, particularly the southern and lower elevation parts, visibility to and from the wider landscape is often restricted by field boundary trees and shelter belts within the unit and some nearby surrounding woodlands.</p> <p>4. Some southern parts of the unit are also visible from the A93 that passes in close proximity to the south.</p> <p>In summary, there are some areas of good visibility from/to surrounding areas, including distant views across Deeside, and to the A93.</p> | <p>and more open areas to the north.</p> <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <p>and more open areas to the north.</p> <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <p>and more open areas to the north.</p> <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The south of the unit provides part of the rural setting to the settlement of Peterculter.</p> <p>2. The north of the unit forms part of the wider rural swathe of land beyond the city.</p> <p>In summary, the majority of the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural setting of Peterculter. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural setting of Peterculter. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting of Peterculter. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 18b

Aberdeen City Council boundary

Sensitivity Units

AWPR

Aberdeenshire

Existing Employment

Opportunity Site

Aberdeen

Opportunity Site



0



0.7 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: **18b**

Landscape Character Area/Type: **Leuchar & Silver Burns LCA/Undulating Open Farmland LCT**

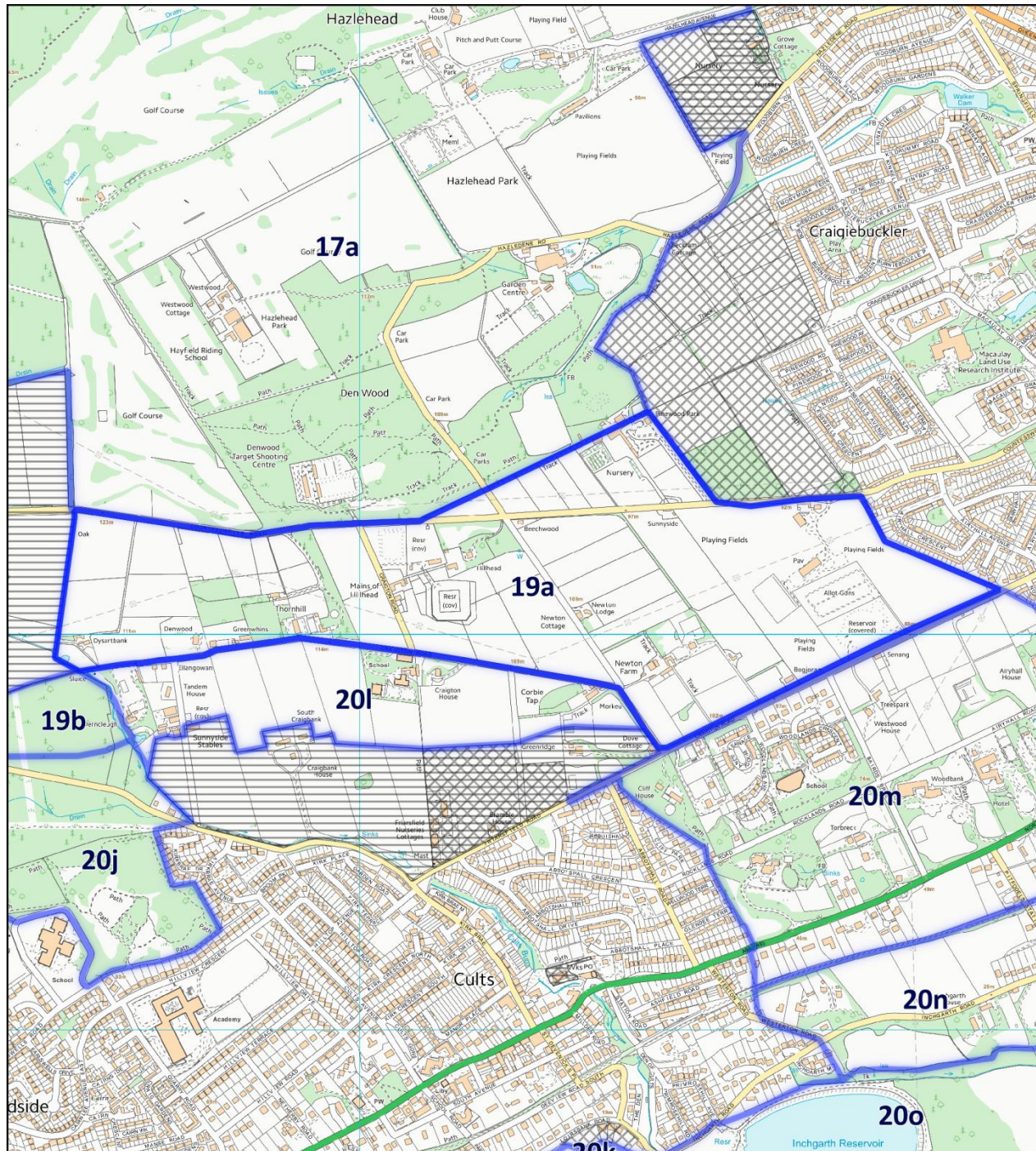
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit forms the northern part of the Leuchar & Silver Burns LCA and although it contains more woodland and is located on slighter higher ground, it shares many characteristic of the wider LCA.</p> <ol style="list-style-type: none"> 1. A gently undulating landform with shallow basins contained by low, smoothly rounded ridges 2. Across low-lying ground, a series of ditches drain surrounding moss and along Silver Burn, a diverse mosaic of semi-natural wet habitats add interest to the open expanse of surrounding farmland. 3. Land use is predominantly pastoral although several geometric coniferous forests sited on higher ground, are prominent amongst a surrounding pattern of medium-sized rectilinear fields enclosed by stone dykes, with areas of gorse or broom on hill slopes. 4. Generally located on middle slopes, settlement is sparse and consists of isolated, compact farmsteads and cottages sheltered by groups of mixed trees, forming regular point features dotted across the open landscape. There are no large industrial or business developments within the unit Arnhall Business Park at Elrick is located in close proximity to the northern edge of the unit. 5. A limited network of winding narrow roads follow areas of raised ground and provide access to straight tracks leading | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including fields enclosed by stone dykes. • Development would adversely affect the rural character and sense of relative tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including fields enclosed by stone dykes. • Development would adversely affect the rural character and sense of relative tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Industrial development would contrast with the existing development type. • At the very north development could relate to the nearby business park. • Development would result in the loss of open farmland, including fields enclosed by stone dykes • Development would adversely affect the rural character and sense of relative tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **18b**





Landscape Character Area/Type: **Leuchar & Silver Burns LCA/Undulating Open Farmland LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>to scattered farms and houses, whilst large areas of lower-lying wet ground are generally inaccessible.</p> <p>6. Recreational use is generally limited to walking and cycling along minor roads.</p> <p>7. With a prevailing undeveloped appearance, the landscape has a strong rural character with a sense of relative tranquillity and separation from the city, despite proximity of the large business park at Arnhall.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Despite the close proximity of Westhill to the north-west, the unit has no adjacent settlement boundaries and as such, this factor is very sensitive to any development. The large Arnhall Business Park, located in close proximity to the north west, has a mostly abrupt settlement edge.</p> | <ul style="list-style-type: none"> • Development would create a new settlement with no strong relationship to the nearby settlement of Westhill. • With the absence of a settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development in the extreme north could have some relationship with the nearby Arnhall business park buildings near Westhill. • With the absence of a settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new entity with no strong relationship with nearby settlement. • With the absence of a settlement boundary, the unit is very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Although forest plantations restrict some views across the unit, there is strong sense of openness, with some long views towards the Grampian hills, the nearby settlement of Westhill, Brimmond and Elrick Hills and Kingshill.</p> | <ul style="list-style-type: none"> • Development would appear very visible across open ground, particularly from some nearby hills and the busy A944 | <ul style="list-style-type: none"> • Development would appear very visible across open ground, particularly from some nearby hills and the busy A944. | <ul style="list-style-type: none"> • Development would appear prominent across open ground, particularly from some nearby hills and the busy A944 |

| Sensitivity Unit: 18b | | | |
|---|--|--|--|
| Landscape Character Area/Type: Leuchar & Silver Burns LCA/Undulating Open Farmland LCT | | | |
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
| | Residential | Business | Industry |
| <p>2. The northern parts of the unit are also very visible from the A944 that forms a small part of the northern boundary.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas, including a busy main road.</p> | <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. Northern parts of the unit provide a rural and undeveloped setting to the nearby settlement of Westhill and the A944.</p> <p>In summary, the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the role of the unit as the rural and undeveloped setting of Westhill and the A944. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development could adversely affect the role of the unit as the rural and undeveloped setting of Westhill and the A944. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the role of the unit as the rural and undeveloped setting of Westhill and the A944. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 19a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.7 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is less rural than the western parts of the Countesswells LCA but other characteristics are quite representative of it.</p> <ol style="list-style-type: none"> 1. A prevailing gently undulating landform, quite elevated, that to the south drops gently away towards the Dee Valley. 2. A diversity of land use and landcover including scattered coniferous shelter belts and small blocks of broadleaved woodlands, horse grazing, covered reservoirs, allotments, garden centre and playing fields set amongst a mosaic of pastoral fields. 3. A strong pattern of rectilinear fields enclosed by post and wire fences and stone dykes, many lined with gorse and mature beech trees. 4. Settlement is limited to a few houses and former farmsteads, many of these modernised, which are dispersed along narrow minor roads. 5. With several sports pitches, sections of Core Paths and rural roads used for walking and cycling, the unit provides many opportunities for recreation. 6. Western parts of the landscape have a strong wooded estate character, principally due to the influence of Mains of Hillhead Designed Landscape and its associated policy woodland. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of fields some enclosed by stone dykes. • Development could result in the loss of recreational facilities. • Development would detract from the strong rural and wooded estate character, and associated peace, seclusion and detachment of the area. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland, including the strong pattern of fields some enclosed by stone dykes. • Development could result in the loss of recreational facilities. • Development would detract from the strong rural and wooded estate character, and associated peace, seclusion and detachment of the area. • Overall, physical and perceptual landscape aspects are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland, including the strong pattern of fields some enclosed by stone dykes. • Development could result in the loss of recreational facilities. • Development would particularly detract from the strong rural and wooded estate character, and associated peace, seclusion and detachment of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 19a

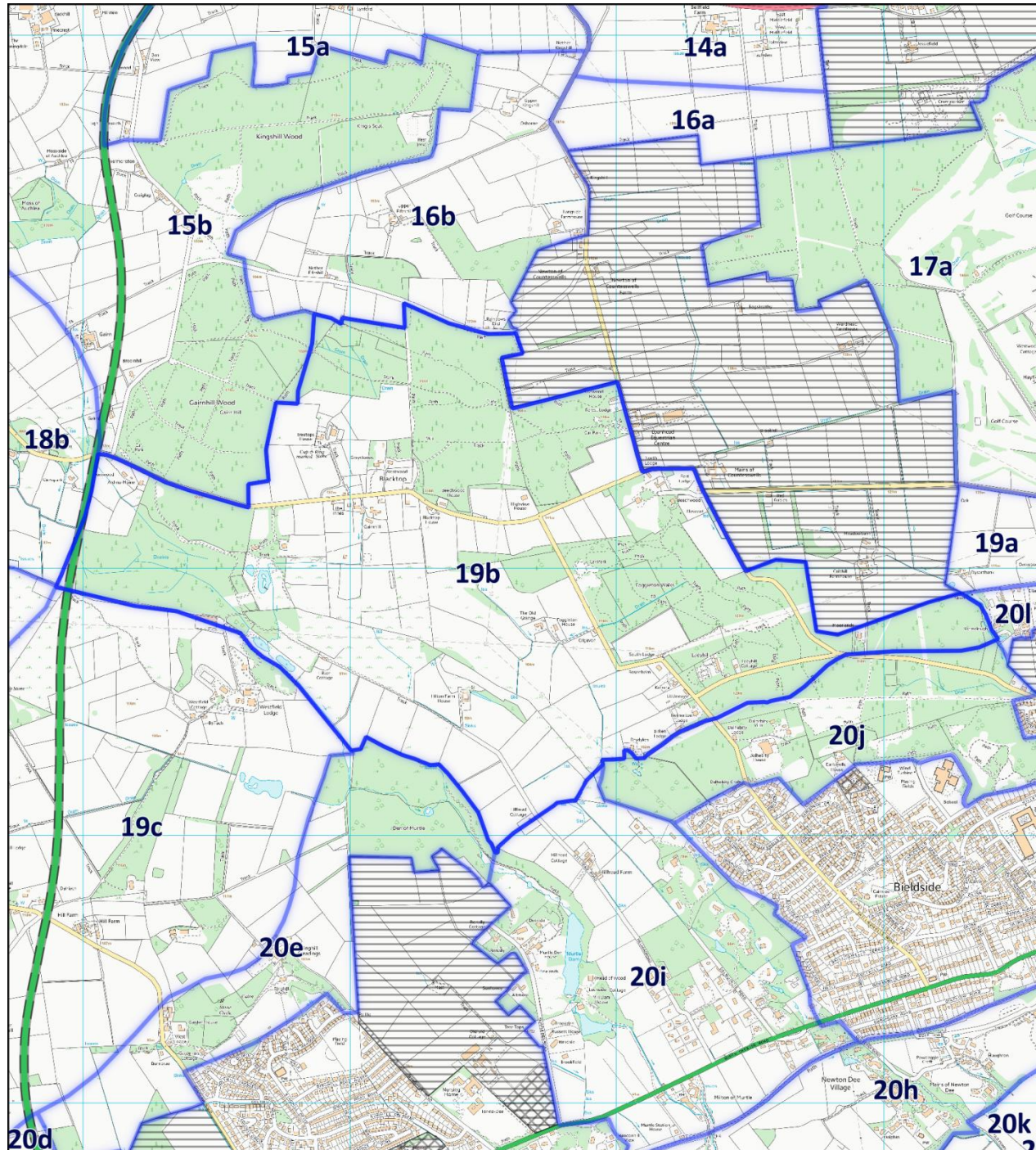
Landscape Character Area/Type: **Countesswells LCA/Wooded Estates LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>7. To the west, the unit retains a relatively strong rural character with a prevailing sense of peace, seclusion and detachment from the city.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The settlement edge is mostly screened from view by garden trees and other vegetation in rear facing gardens. It has a sense of containment.</p> <p>2. The relatively flat topography and intervening trees limit the sense of continuity with the nearby extensive urban area of the city.</p> <p>In summary, the settlement boundary has a moderate level of robustness with a limited relationship to nearby development.</p> | <ul style="list-style-type: none"> • Development within the unit would breach the containing perimeter of trees along the settlement edge. • Overall, settlement boundaries are vulnerable to residential development. (m-h) | <ul style="list-style-type: none"> • Development within the unit would breach the containing perimeter of trees along the settlement edge. • Business development would notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable to business development. (h) | <ul style="list-style-type: none"> • Development within the unit would breach the containing perimeter of trees along the settlement edge. • Industrial development would notably contrast with adjacent residential uses. • Overall, settlement boundaries are very vulnerable to industrial development. (h) |
| <p>C: Views and gateways</p> <p>1. The unit is quite elevated and to the south, views open out across the Dee Valley.</p> <p>2. Elsewhere, views are typically short range and contained within the unit, being curtailed by nearby woodland and the urban edge.</p> | <ul style="list-style-type: none"> • Development across some southern parts would be visible on the skyline above the Dee Valley. | <ul style="list-style-type: none"> • Development across some southern parts would be visible on the skyline above the Dee Valley. | <ul style="list-style-type: none"> • Development would appear prominent in some views from within the unit. • Development could be very prominent on the skyline above the Dee Valley. |






Sensitivity Unit: 19a

Landscape Character Area/Type: **Countesswells LCA/Wooded Estates LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>3. There are no views from any nearby busy roads or gateways.</p> <p>Overall, there is limited visibility to and from and from surrounding areas.</p> | <ul style="list-style-type: none"> • Development would also affect some open views across the unit. • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would also affect some open views across the unit. • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. Situated at the central part of the western edge of the City, the pattern of trees and woodlands provide a setting to nearby urban areas 2. The southern parts of the unit provide a backdrop the Dee Valley, one of Aberdeen’s defining and distinctive features 3. The unit also separates extensive residential areas to the east and Opportunity Site to the west (see unit 17a). <p>In summary, the unit provides quite an important setting to nearby settlement and a buffer function between surrounding landuses.</p> | <ul style="list-style-type: none"> • Development would adversely affect the setting to nearby urban areas • Development would adversely affect the backdrop to the Dee Valley. • Development would adversely affect the separation function between extensive residential areas to the east and Opportunity Site to the west. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the setting to nearby urban areas • Development would adversely affect the backdrop to the Dee Valley. • Development would adversely affect the separation function between extensive residential areas to the east and Opportunity Site to the west. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect from the setting to nearby urban areas. • Development would adversely affect the backdrop to the Dee Valley. • Development would adversely affect the separation function between extensive residential areas to the east and Opportunity Site to the west. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 19b

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



1 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

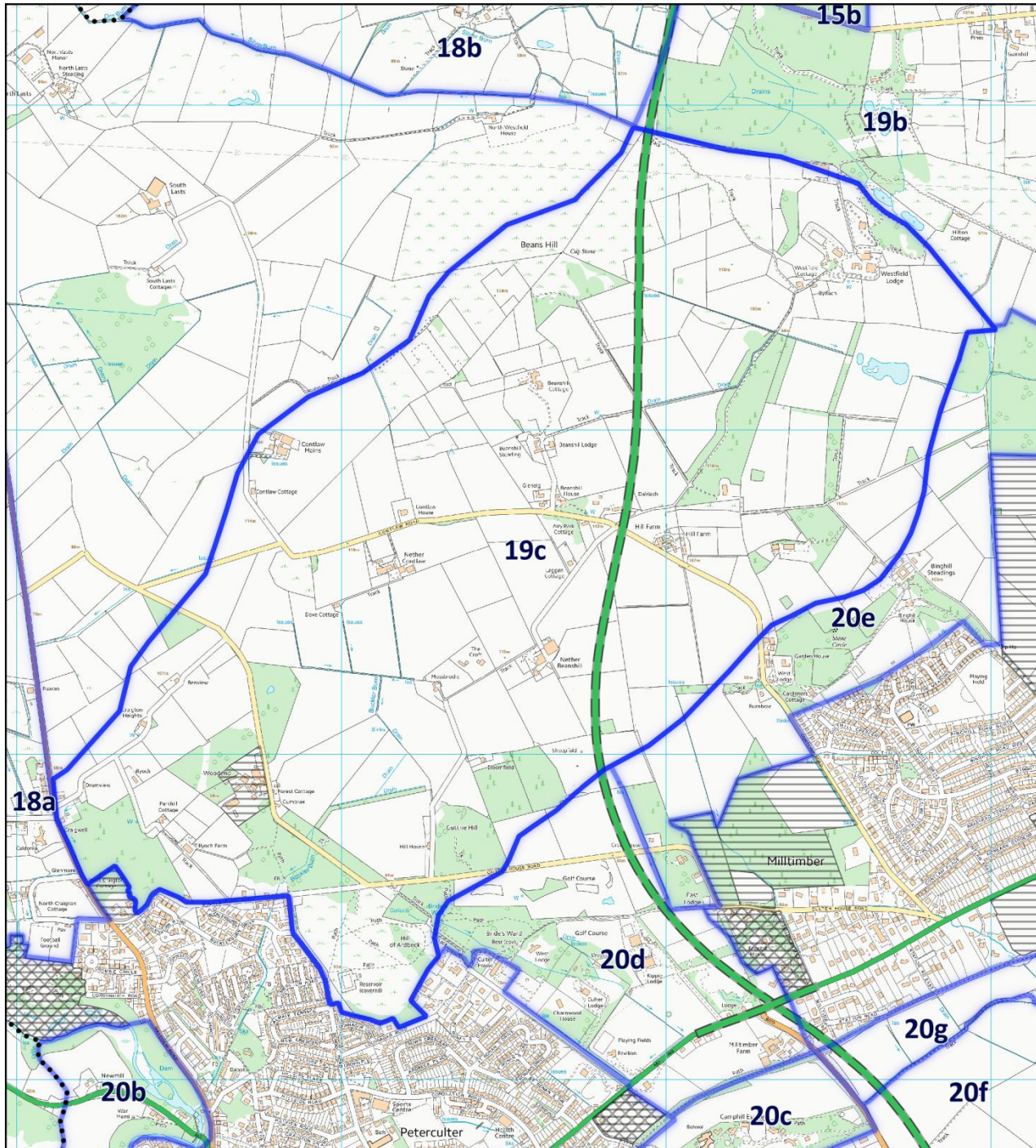
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit has a much greater proportion of forestry than other parts of the Countesswells LCA but other characteristics are quite representative of it.</p> <ol style="list-style-type: none"> 1. A prevailing gently undulating landform which contains a shallow basin with small burns slopes gradually southwards. 2. A diversity of land use, landcover and semi-natural habitats including a pattern of large geometric coniferous plantations, small blocks of broadleaved woodlands, patches of scrub and pastoral fields. 3. A strong pattern of open rectilinear fields enclosed by post and wire fences and stone dykes, many lined with gorse and mature beech trees, contrast with extensive areas of woodland and trees. 4. Settlement is limited to occasional houses and former farmsteads, many of these modernised, which are dispersed along narrow minor roads. The large estate house of Countesswells is located amidst woodland. There are no large industrial or business developments within the unit. 5. Occasional rural roads provide access to limited parts of the area. Areas of forestry accommodate car parks and a network of well-used paths. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional dwellings. • Development would result in the loss of woodland and/or open farmland, including the strong pattern of rectilinear fields some enclosed by stone dykes. • Development would detract from the strong rural/wooded estate character and associated peace and seclusion of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional dwellings. • Business development would contrast with the existing residential type. • Development would result in the loss of woodland and/or open farmland, including the strong pattern of rectilinear fields some enclosed by stone dykes. • Development would detract from the strong rural/wooded estate character and associated peace and seclusion of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional dwellings. • Industrial development would contrast with the existing residential type. • Development would result in the loss of woodland and/or open farmland, including the strong pattern of rectilinear fields some enclosed by stone dykes. • Development would detract from the strong rural/wooded estate character and associated peace and seclusion of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **19b**






Landscape Character Area/Type: **Countesswells LCA/Wooded Estates LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>6. Parts of the landscape have a strong wooded estate character, principally due to the influence of Countesswells House, its policy woodlands and designed landscape of mature trees and parkland.</p> <p>7. A landscape with a strong rural character, sense of peace, seclusion and detachment from the city.</p> <p>In summary, the unit has many distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. To the east, the unit borders an Opportunity Site but there are no adjacent settlement boundaries at present and as such, this factor is very sensitive to any development.</p> | <ul style="list-style-type: none"> • Development would create a new settlement with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are some open views across parts of the unit. Views to and from the unit are almost entirely contained by dense forestry and woodland. To the south of the unit, there are some open views over the Dee Valley.</p> <p>2. A very small section of the Aberdeen Western Peripheral Route passes along the western boundary but dense intervening forestry screens the entire unit from view.</p> | <ul style="list-style-type: none"> • Development would adversely affect open views from within the unit to the Dee Valley. • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would adversely affect open views from within the unit to the Dee Valley. • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would appear prominent in some views from within the unit • Development would adversely affect open views from within the unit to the Dee Valley. |

| Sensitivity Unit: 19b | | Landscape Character Area/Type: Countesswells LCA/Wooded Estates LCT | | |
|--|--|--|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| In summary, there little visibility from/to surrounding areas. | | | <ul style="list-style-type: none"> • Overall, views and gateways are quite vulnerable. (m) | |
| <p>D: Landscape role</p> <p>1. The extensive coverage of forestry and woodland provides an important setting and skyline setting to the Dee Valley.</p> <p>2. The unit has a role in providing rural context to the city.</p> <p>In summary, the landscape role is important.</p> | <ul style="list-style-type: none"> • Development could adversely affect the wooded setting to the Dee Valley. • Development would adversely affect this part of the city's rural context. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development could adversely affect the wooded setting to the Dee Valley. • Development would adversely affect this part of the city's rural context. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development could adversely affect the wooded setting to the Dee Valley. • Development would adversely affect this part of the city's rural context. • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 19c

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.9 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

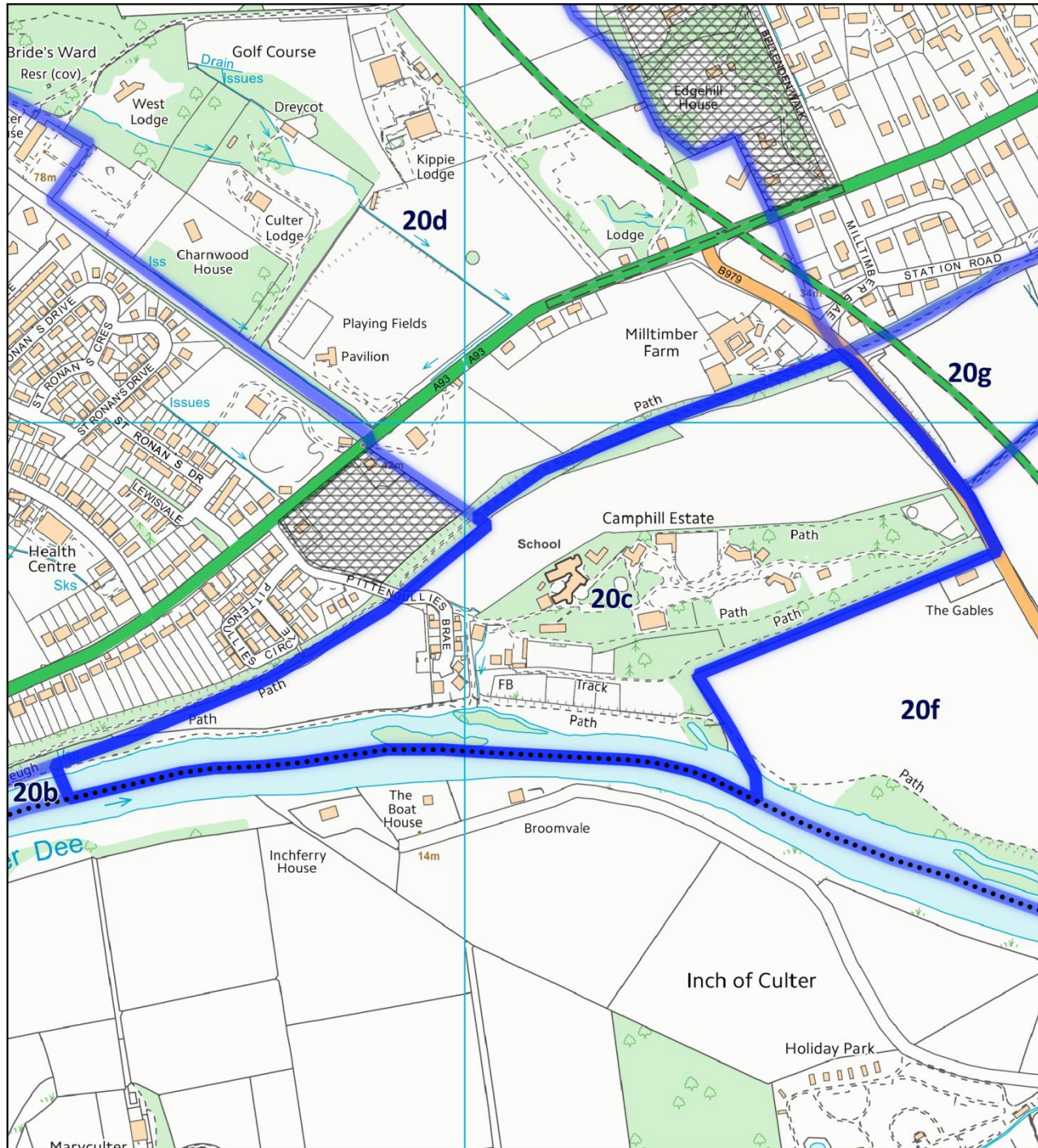
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit has less forestry and estate influence than other parts of the Countesswells LCA but other characteristics are quite representative of it.</p> <ol style="list-style-type: none"> 1. Located at a relatively high elevation above the Dee Valley sides, the unit has a gently undulating landform with small burns and contained by rolling ridges to the west. Along southern parts of the unit, there is a break in slope to the lower lying Dee Valley. 2. With an open character, there is a diversity of landcover and semi-natural habitats including a pattern of geometric coniferous plantations, small blocks of broadleaved woodlands, and a mosaic of pastoral fields. 3. A strong pattern of open rectilinear fields enclosed by post and wire fences and stone dykes, many lined with gorse and occasional trees. 4. Settlement within the unit is limited to occasional scattered houses and former farmsteads, many of these modernised, dispersed along narrow minor roads. There are no large industrial or business developments within the unit. 5. Occasional footpaths and rural roads provide some access and recreational use of the area. 6. A landscape with a relatively strong rural character with a prevailing sense of peace and detachment from the city. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional scattered dwellings. • Development would result in the loss of open farmland, including the strong pattern of fields enclosed by stone dykes. • In the southern part of the unit, the earthworks required for development would adversely affect the break in slope to the lower lying valley. • Development would detract from the strong rural character and associated peace and detachment of the area. • Overall, physical and perceptual landscape aspects are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional scattered dwellings. • Business development would contrast with the existing residential type. • Development would result in the loss of open farmland, including the strong pattern of fields enclosed by stone dykes. • In the southern part of the unit, the earthworks required for development would affect the break in slope to the lower lying valley. • Development would detract from the strong rural character and associated peace and detachment of the area. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional scattered dwellings. • Business development would contrast with the existing residential type. • Development would result in the loss of open farmland, including the strong pattern of fields enclosed by stone dykes. • The earthworks required for development would affect the undulating landform, and particularly the break in slope to the lower lying valley. • Development would detract from the strong rural character and associated peace and detachment of the area. • Overall, physical and perceptual landscape |

Sensitivity Unit: 19c






Landscape Character Area/Type: **Countesswells LCA/Wooded Estates LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| In summary, there are some distinctive landscape characteristics with quite a strong and coherent identity. | | aspects are vulnerable. (m-h) | aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. Only a relatively small part of the unit lies adjacent to settlement where, to the north of Peterculter, landform, woodland and dense trees form a robust, containing edge.</p> <p>2. Despite its close proximity to the edge of Peterculter, intervening woodlands limit the sense of continuity with the nearby settlement on the northern slopes of the Dee Valley.</p> <p>In summary, the settlement edge is strong and with a break in slope, the location is sensitive.</p> | <ul style="list-style-type: none"> • Development to the north of Peterculter would breach the strong containment of landform, trees and woodlands. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Peterculter would breach the strong containment of landform, trees and woodlands. • Business development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Peterculter would breach the strong containment of landform, trees and woodlands. • Industrial development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are views across much of the unit, with long range views west towards the Grampians and south over the Dee Valley.</p> <p>2. The Aberdeen Western Peripheral Route passes across the central part of the unit and from here, nearby areas of the unit are visible.</p> | <ul style="list-style-type: none"> • Development would appear very visible, particularly from parts of the Dee Valley and areas near to the Aberdeen Western Peripheral Route. • Woodland blocks and forest plantations across parts of the unit could provide some localised screening. | <ul style="list-style-type: none"> • Development would appear very visible particularly from parts of the Dee Valley and areas near to the Aberdeen Western Peripheral Route. • Woodland blocks and forest plantations across parts of the unit could provide some localised screening. | <ul style="list-style-type: none"> • Development would appear prominent particularly from parts of the Dee Valley and areas near to the Aberdeen Western Peripheral Route. • Overall, views and gateways are very vulnerable. (h) |

| Sensitivity Unit: 19c | | Landscape Character Area/Type: Countesswells LCA/Wooded Estates LCT | | |
|---|---|---|---|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| Overall, there is relatively extensive visibility from/to surrounding areas, including from the Aberdeen Western Peripheral Route. | <ul style="list-style-type: none"> Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> Overall, views and gateways are vulnerable. (m-h) | | |
| <p>D: Landscape role</p> <p>1. The unit provides a partly wooded and undeveloped skyline setting to the Dee Valley. In summary, the landscape role is important.</p> | <ul style="list-style-type: none"> Development would adversely affect the partly wooded and undeveloped skyline setting to the Dee Valley. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would adversely affect the partly wooded and undeveloped skyline setting to the Dee Valley. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would particularly adversely affect the partly wooded and undeveloped skyline setting to the Dee Valley. Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 20c

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0 0.3 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

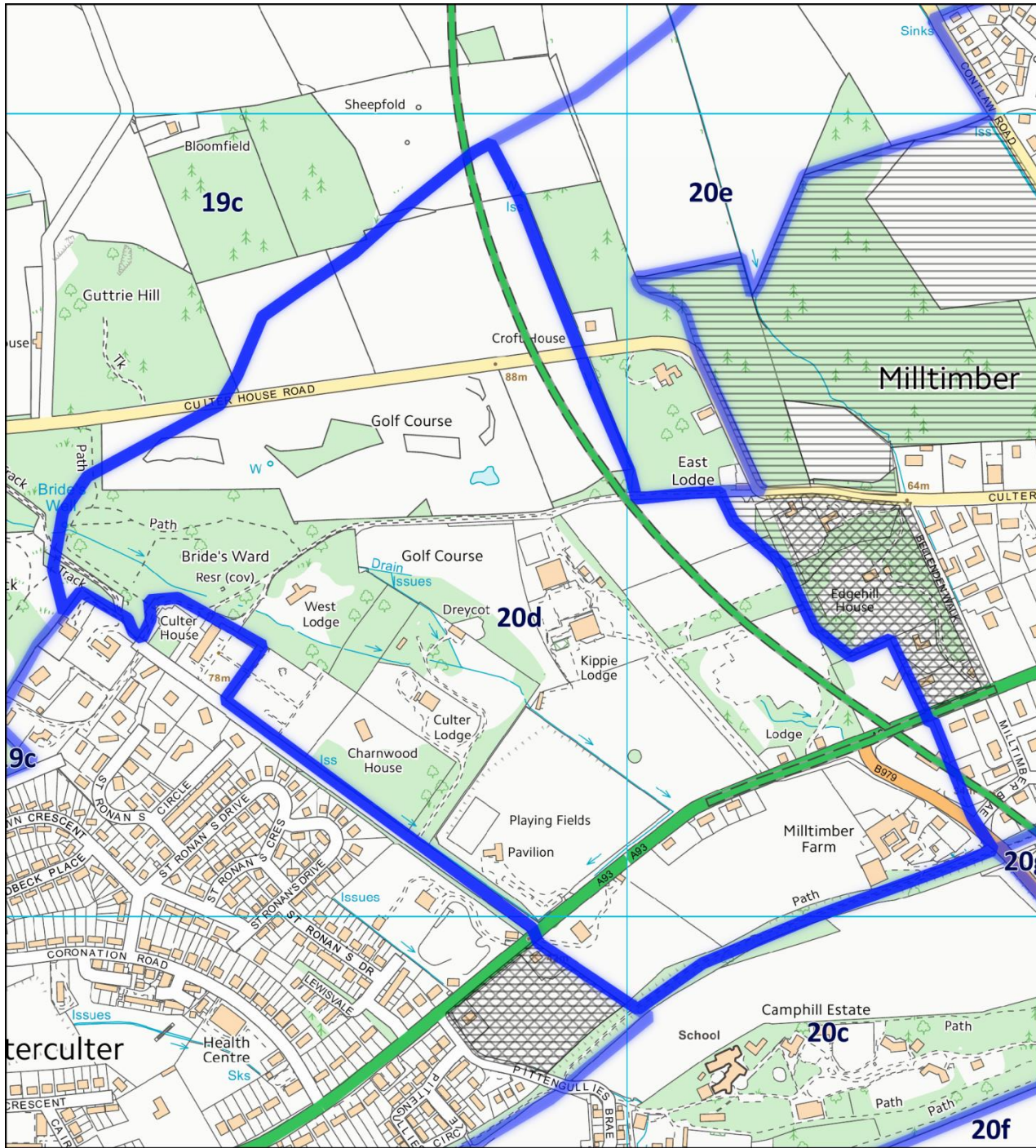
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a very small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA’s key characteristics. It is a central section within the Dee valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Situated above the floodplain, the unit has a gently undulating landform and river terraces. 2. The River Dee, with two wooded islands and wooded banks adds to the rural/riverine character. 3. Dense policy woodlands around the Camphill Estate and a mixed woodland belt alongside the Deeside Way form a strong sense of enclosure to pastoral fields. 4. Settlement is limited to a school and estate buildings contained by woodland and adjacent to this, several houses, all accessed by a narrow road. There are no large industrial or business developments within the unit. 5. Above the river terraces, a former railway line accommodates the Deeside Way recreational trail and the National Cycle Network Route 195. A network of footpaths also leads through the estate woodland. 6. Although traffic along the A93, Aberdeen Western Peripheral Route and south Deeside road (B979) limits tranquillity, the unit has a strong estate character with a | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • To the west of the unit development could adversely affect the river terrace landform. • Development would result in the loss of open pasture • Development would adversely affect the wooded estate character, including a sense of seclusion and detachment from major settlement. • Development would detract from the rural/riverine character • Overall, physical and perceptual landscape aspects are quite vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Business development would contrast with the existing educational and residential use. • To the west of the unit development could adversely affect the river terrace landform. • Development would result in the loss of open pasture. • Development would adversely affect the wooded estate character, including a sense of seclusion, and detachment from major settlement. • Development would detract from the rural/riverine character • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Industrial development would contrast with the existing educational and residential use. • To the west of the unit development could adversely affect the river terrace landform. • Development would result in the loss of open pasture. • Development would adversely affect the wooded estate character, including a sense of seclusion, and detachment from major settlement. • Development would detract from the rural/riverine character • Overall, physical and perceptual landscape aspects are vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>sense of seclusion and detachment from major settlement.</p> <p>In summary, there are some distinctive landscape characteristics with a strong and coherent identity.</p> | | aspects are vulnerable. (m-h) | |
| <p>B: Settlement boundaries</p> <p>1. A dense mixed woodland belt alongside the Deeside Way forms a very robust containing edge to Peterculter and Milltimber with no sense of the villages beyond. In summary, the settlement edge is very strong and defined by an important landscape feature.</p> | <ul style="list-style-type: none"> • Development would breach the robust settlement edge defined by the Deeside Way. This effect would still occur despite the presence of a few houses outside the estate woodland. • Overall, settlement boundaries are vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement edge defined by the Deeside Way. • Development would also contrast with surrounding residential uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust settlement edge defined by the Deeside Way. • Development would also contrast with surrounding residential uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Views to and from surrounding areas are largely contained by dense woodland within the unit. To the west, there are some open views towards Deeside and to the east of the unit, some framed views across the open floodplain towards Bieldside.</p> <p>2. The Aberdeen Western Peripheral Route and B979 pass in close proximity to the east of the unit with clear views across the open pasture.</p> | <ul style="list-style-type: none"> • The coverage of woodland across and surrounding the unit could screen development from much of the wider landscape. • Development could be visible from some nearby areas, including a short section of the Aberdeen Western Peripheral Route. | <ul style="list-style-type: none"> • The coverage of woodland across and surrounding the unit could screen development from much of the wider landscape. • Development could be visible from some nearby areas, including a short section of the Aberdeen Western Peripheral Route. | <ul style="list-style-type: none"> • The coverage of woodland across and surrounding the unit could screen development from much of the wider landscape. • Development could be visible from some nearby areas, including a short section of the Aberdeen Western Peripheral Route. |






Sensitivity Unit: 20c

Landscape Character Area/Type: Dee Valley LCA/River Valley LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| Overall, there is some visibility from/to surrounding areas, including the Aberdeen Western Peripheral Route. | <ul style="list-style-type: none"> • Development could also affect open views across the unit. • Overall, views are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development could also affect open views across the unit. • Overall, views are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development could also appear prominent, adversely affecting open views across the unit. • Overall, views and gateways are vulnerable. (m-h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen’s landscape 2. To the west, the unit provides an open and undeveloped setting to the River Dee. 3. Open pasture provides an undeveloped setting to the Camphill Estate and the dense woodlands within the unit provide a distinctive setting to Peterculter and the River Dee. <p>In summary, the unit provides an important setting role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the open setting to the Camphill Estate, and a section of the River Dee. • Development could adversely affect the wooded setting to Peterculter and the River Dee. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the open setting to the Camphill Estate, and a section fo the River Dee. • Development could adversely affect the wooded setting to Peterculter and the River Dee. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the open setting to the Camphill Estate, and a section of the River Dee • Development would adversely affect the wooded setting to Peterculter and the River Dee. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 20d

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

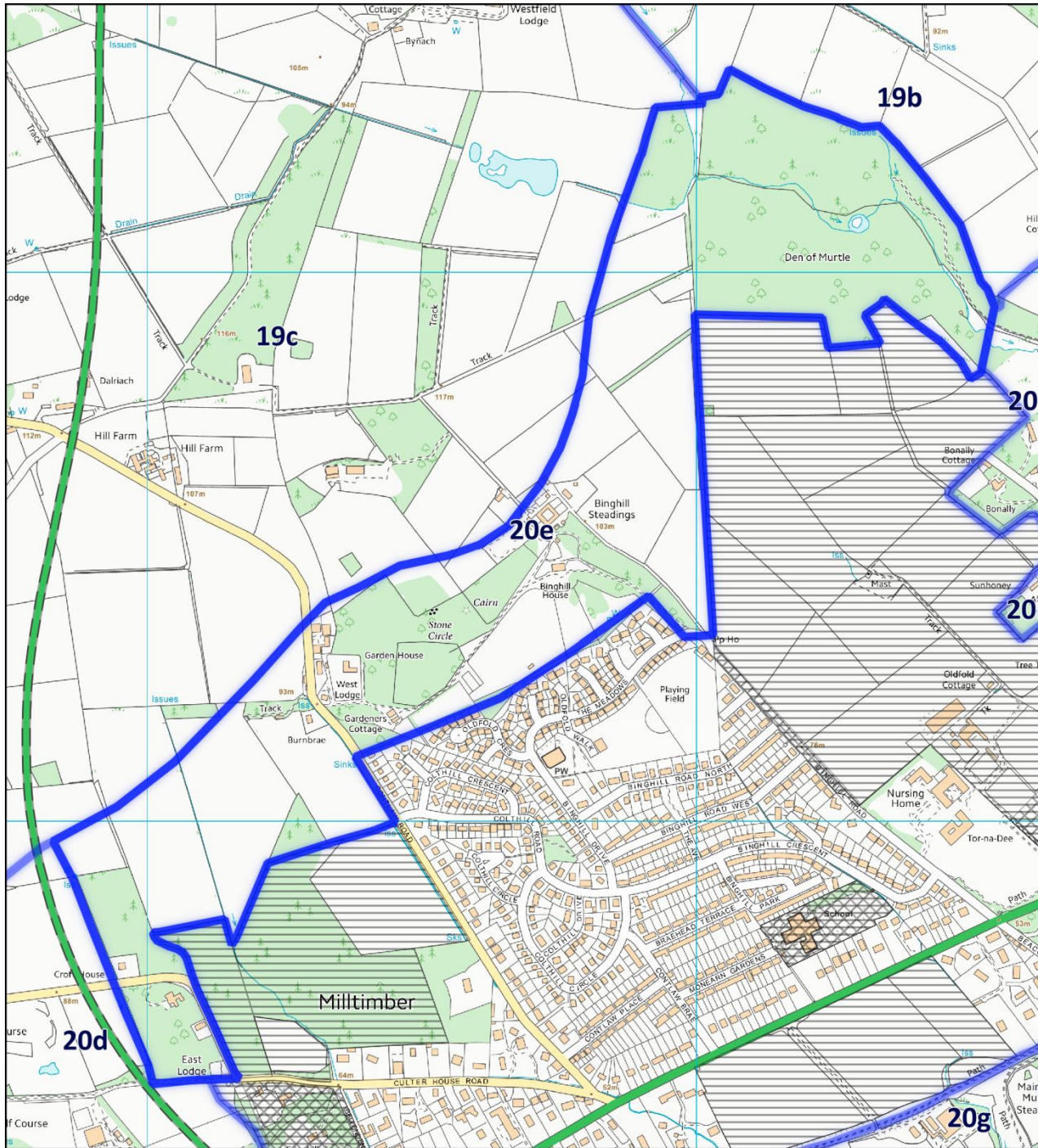
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA’s key characteristics. It is an important part of the Dee valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Situated between Peterculter and Milltimber, the unit has a gently sloping valley side landform. 2. The Aberdeen Western Peripheral Route follows the eastern edge of the unit. The road corridor and adjacent grass verges are the dominant feature in the unit. 3. Landcover includes the estate woodlands of Culter House Designed Landscape (and associated Listed Buildings) and fields across the northern part of the unit. 4. Settlement is limited to scattered widely spaced residential development, the steading of Milltimber Farm, and recreational related development in the southern half of the unit along the edges of Peterculter and Milltimber. Development is associated with extensive woodland. There are no large industrial or business buildings within the unit. 5. Recreational use includes a playing field on the edge of Peterculter, a sports club and a golf course. 6. Although traffic along the A93 and Aberdeen Western Peripheral Route limits tranquillity, the unit has a strong | <ul style="list-style-type: none"> • Development would be contrary to the current settlement pattern. • Development would result in the loss of open farmland and/or estate woodland. • Development could result in the loss of formal recreation areas. • Development would adversely affect the estate character and sense of detachment . • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the current settlement pattern. • Business development would contrast with the existing residential type. • Development would result in the loss of open farmland and/or estate woodland. • Development could result in the loss of formal recreation areas. • Development would adversely affect the estate character and sense of detachment. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the current settlement pattern. • Industrial development would contrast with the existing residential type. • Development would result in the loss of open farmland and/or estate woodland. • Development could result in the loss of formal recreation areas. • Development would adversely affect the estate character and sense of detachment. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **20d**






Landscape Character Area/Type: **Dee Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>estate character with a sense of detachment from major settlement.</p> <p>In summary, there unit has some distinctive characteristics. The Aberdeen Western Peripheral Route forms the eastern boundary of the unit.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The edges of Peterculter and Milltimber are well contained by estate woodland. The unit has no adjacent settlement boundaries.</p> <p>In summary, the settlement edge is robust and defined by an important landscape feature.</p> | <ul style="list-style-type: none"> • Development would breach the distinctive estate woodlands that form a robust edge to adjacent settlement. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the distinctive estate woodlands that form a robust edge to adjacent settlement. • Development would contrast with nearby residential uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the distinctive estate woodlands that form a robust edge to adjacent settlement. • Development would contrast with nearby residential uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. The unit is very visible when travelling along the Aberdeen Western Peripheral Route and A93, from parts of the valley floor and opposite valley sides to the south.</p> <p>Overall, there is quite extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • Development would be very visible from the Aberdeen Western Peripheral Route, the A93 from parts of the valley floor and opposing valley sides to the south. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be very visible from the Aberdeen Western Peripheral Route, the A93 from parts of the valley floor and opposing valley sides to the south. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be very prominent from the Aberdeen Western Peripheral Route, the A93 from parts of the valley floor and opposing valley sides to the south. • Overall, views and gateways are very vulnerable. (h) |

| Sensitivity Unit: 20d | | Landscape Character Area/Type: Dee Valley LCA/River Valley LCT | | |
|--|---|---|---|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen’s landscape. 2. The unit provides an important separation function between the Peterculter and Milltimber. 3. The estate woodlands also provide a setting to nearby settlement. <p>In summary, the unit provides an important setting role and separation function.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the separation function between the Peterculter and Milltimber and the wooded setting to settlement. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the separation function between the Peterculter and Milltimber and the wooded setting to settlement. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the separation function between the Peterculter and Milltimber and the wooded setting to settlement. • Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 20e

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



0



0.5 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401. 2019

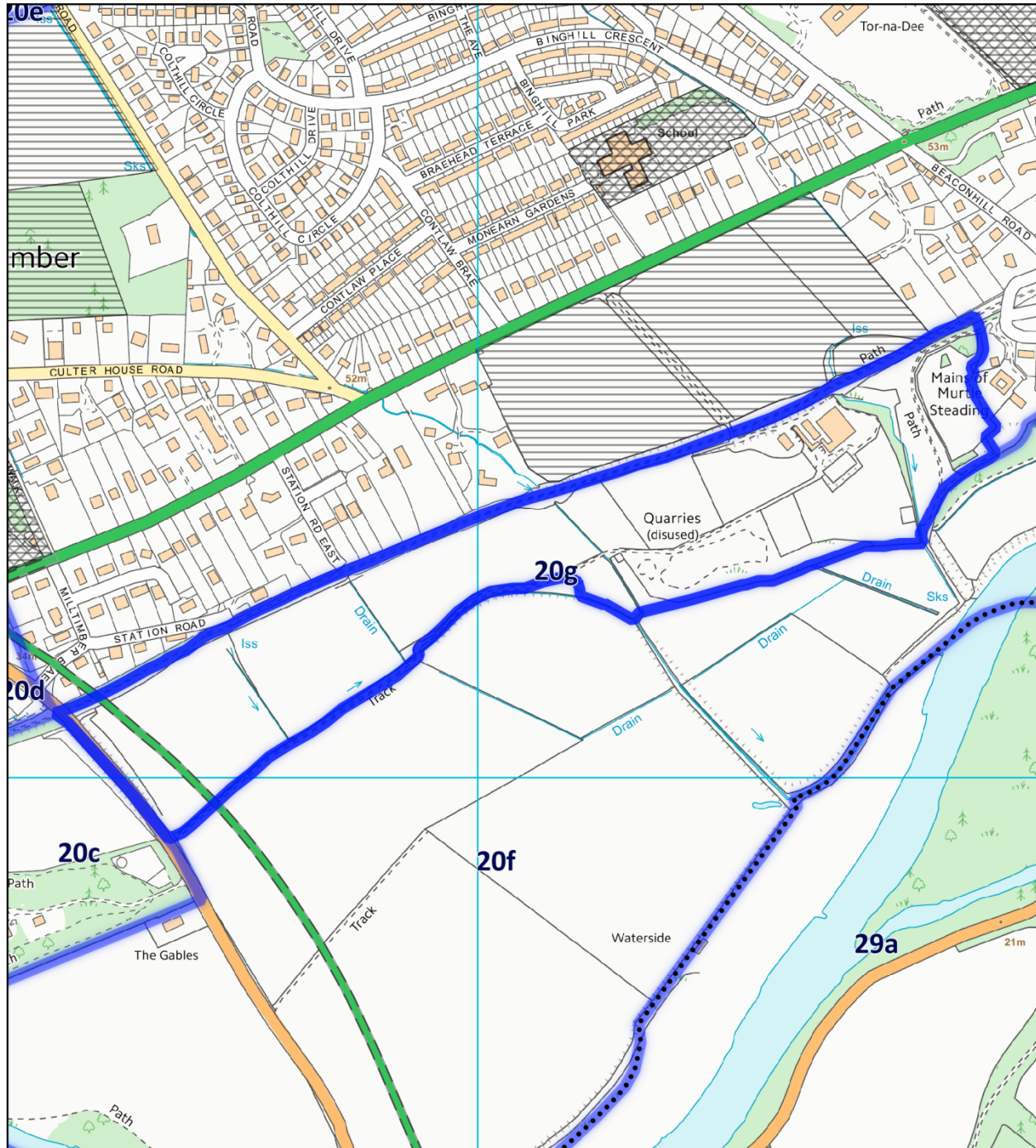
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a very small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA’s key characteristics. It is an important part of the Dee valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Situated above the settlement of Milltimber, the unit has a landform of sloping upper valley sides with a series low containing ridges, and the upper reaches of the incised Den of Murtle. 2. It is a well-wooded landscape of extensive estate woodlands (Binghill), some important for nature conservation, and many buildings are associated with mature trees. 3. Enclosed by low stone dykes, the field pattern is emphasised by tree belts and surrounding woodland. 4. Settlement is limited to a couple of groups of estate buildings (some Listed) and a farmstead, accessed by narrow rural roads that follow the valley landform. There are no large industrial or business developments within the unit. 5. Historic features include a prehistoric stone circle and cairn (both Scheduled Monuments). 6. Recreational use is largely limited to walking and cycling along rural roads and some woodland walks in the Den of Murtle. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • The earthworks required for development would adversely affect the valley side landform. • Development would result in the loss of wooded estate and/or open farmland, including the distinctive pattern of fields enclosed by stone dykes. • Development would detract from the rural character and associated peace and seclusion. It could also adversely affect the relative naturalness. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Business development would contrast with the existing residential and estate type. • The earthworks required for development would adversely affect the valley side landform. • Development would result in the loss of wooded estate and/or open farmland, including the distinctive pattern of fields enclosed by stone dykes. • Development would detract from the rural character and associated peace and seclusion. It could also adversely affect the relative naturalness. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Industrial development would contrast with the existing residential and estate type. • The earthworks required for development would adversely affect the valley side landform. • Development would result in the loss of wooded estate and/or open farmland, including the distinctive pattern of fields enclosed by stone dykes. • Development would detract from the rural character and associated peace and seclusion. It could also adversely affect the relative naturalness. • Overall, physical and perceptual landscape |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>7. Much of the unit has a relatively rural character and sense of separation from nearby settlement. The dense woodlands contribute to an experience of peace, seclusion and naturalness.</p> <p>In summary, the unit has many distinctive landscape characteristics with a strong and coherent identity.</p> | | aspects are very vulnerable. (h) | aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. Along the northern edge of Milltimber, extensive estate woodlands and associated grounds form a very distinctive and strong containing edge to mid-late twentieth century residential development.</p> <p>In summary, the settlement edge is very robust and defined by an important landscape feature.</p> | <ul style="list-style-type: none"> • Development to the north of Milltimber would breach the strong containment and landscape feature of estate woodland and parkland. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Milltimber would breach the strong containment and landscape feature of estate woodland and parkland. • Business development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Milltimber would breach the strong containment and landscape feature of estate woodland and parkland. • Industrial development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Although views across the unit are restricted by dense woodland, the unit forms an important part of the wider valley when viewed from some open parts of the valley floor and opposing valley sides.</p> | <ul style="list-style-type: none"> • From many areas to the south of the unit, including a section of the Aberdeen Western Peripheral Route, development would appear quite prominent on the skyline of the valley although surrounding | <ul style="list-style-type: none"> • From many areas to the south of the unit, including a section of the Aberdeen Western Peripheral Route, development would appear prominent on the skyline of the valley although | <ul style="list-style-type: none"> • From many areas to the south of the unit, including a section of the Aberdeen Western Peripheral Route, development would appear prominent on the skyline of the valley although |






Sensitivity Unit: 20e

Landscape Character Area/Type: **Dee Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>2. When travelling north along the Aberdeen Western Peripheral Route over the River Dee, the unit forms part of the wider view of wooded valley skyline.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas, including parts of the Aberdeen Western Peripheral Route.</p> | <p>woodland could provide some integration.</p> <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | <p>surrounding woodland could provide some integration.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <p>surrounding woodland could provide some integration.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen’s landscape</p> <p>2. The unit provides a distinctive rural setting to Milltimber and the extensive woodlands contribute to a wider wooded skyline across much of the Dee Valley.</p> <p>3. Some southern parts of the unit also contribute to the undeveloped separation of settlements across the valley side.</p> <p>In summary, the unit provides an important landscape role and separation function.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting of Milltimber. • Development would adversely affect part of the wider wooded skyline of the valley and, potentially, the undeveloped separation between valley-side settlements. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting of Milltimber. • Development would adversely affect part of the wider wooded skyline of the valley and, potentially, the undeveloped separation between valley-side settlements. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly affect the rural setting of Milltimber. • Development would adversely affect part of the wider wooded skyline of the valley and, potentially, the undeveloped separation between valley-side settlements. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 20g

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.39 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

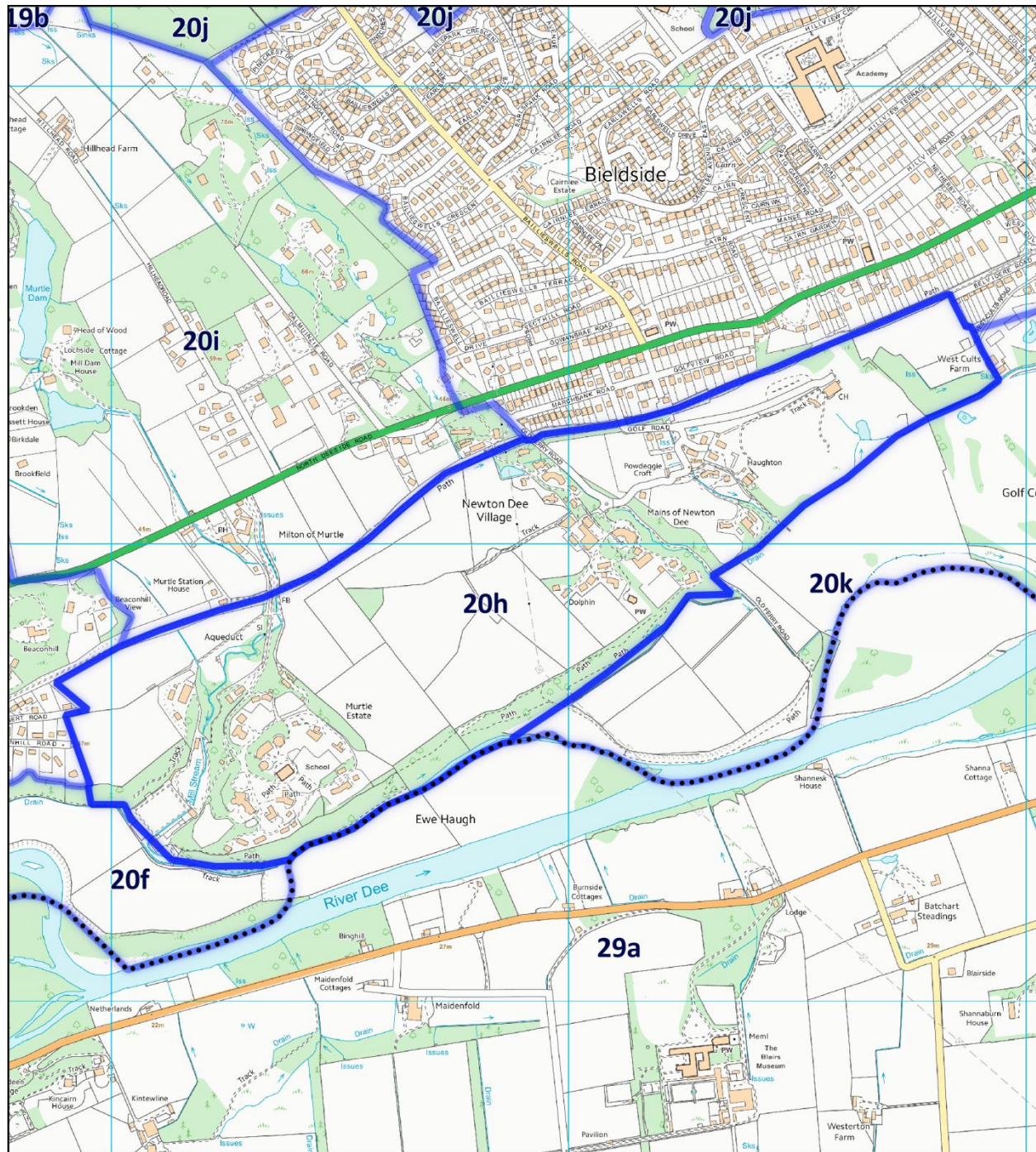
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a very small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA’s key characteristics. It is located within the Dee valley, which is a defining characteristic of Aberdeen’s landscape</p> <ol style="list-style-type: none"> 1. Located above the open floodplain, the unit has relatively steep sloping landform that rises towards the old Deeside railway line along the northern boundary of the unit. 2. Several rectilinear open pastoral fields are enclosed by stone dykes or post and wire fences with some scrubby vegetation. 3. Most of the unit is undeveloped and inaccessible. There is a disused quarry, and Milltimber Farm Livery Stables, located to the east. There are no large industrial or business developments within the unit. 4. Above the river terrace, a former railway line accommodates the Deeside Way recreational trail and the National Cycle Network Route 195. A section of Core Path also leads from the Deeside Way to the river. 5. Although traffic along the nearby A93 and Aberdeen Western Peripheral Route limits tranquillity to some extent, the unit has some rural character and feels part of the undeveloped valley floor. <p>In summary, there are some distinctive landscape characteristics with a quite a strong and coherent identity.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern which is limited to a steading. • Development would result in the loss open farmland, including stone dyke field boundaries. • The earthworks required for development would adversely affect the sloping landform. • Development would detract from the rural/riverine character. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern which is limited to a steading. • Development would result in the loss open farmland, including stone dyke field boundaries. • The earthworks required for development would adversely affect the sloping landform. • Development would detract from the rural/riverine character. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern which is limited to a steading. • Development would result in the loss open farmland, including stone dyke field boundaries. • The earthworks required for development would affect the sloping landform. • Development would detract from the rural/riverine character. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>1. Along the southern edge of Milltimber, large detached houses are well contained by mature trees alongside the Deeside Way and as such, nearly all of the settlement is screened from view.</p> <p>2. To the east of the unit, several houses set in large plots are contained by woodland.</p> <p>In summary, most of settlement edge is very robust and defined by an important landscape feature.</p> | <ul style="list-style-type: none"> • Development to the south of Milltimber would breach the strong containment provided by the Deeside Way old railway line. • Development to the east would breach the wooded edge that contains nearby development. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the south of Milltimber would breach the strong containment of the Deeside Way old railway line. • Development to the east would breach the wooded edge that contains nearby development. • It would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the south of Milltimber would breach the strong containment of the Deeside Way old railway line. • Development to the east would breach the wooded edge that contains nearby development. • It would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are open and relatively extensive views across the entire unit from the nearby valley floor and parts of the opposing valley sides.</p> <p>2. The Aberdeen Western Peripheral Route passes across the western part of the unit with widespread visibility of it and parts are visible from the A93 to the north.</p> <p>In summary, there is quite extensive visibility from/to surrounding areas, including parts of two main roads.</p> | <ul style="list-style-type: none"> • From many nearby areas, including the Aberdeen Western Peripheral Route, Deeside Way and A93, development would appear very visible across open sloping ground. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • From many nearby areas, including the Aberdeen Western Peripheral Route, Deeside Way and A93, development would appear prominent across open sloping ground. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • From many nearby areas, including the Aberdeen Western Peripheral Route, Deeside Way and A93, development would appear very prominent across open sloping ground. • Overall, views and gateways are very vulnerable. (h) |





Sensitivity Unit: **20g**

Landscape Character Area/Type: **Dee Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen’s landscape. 2. The unit provides a very important open and undeveloped setting to nearby settlement and the River Dee. 3. The unit also forms the foreground in views of the Dee Valley and its settlements from the Aberdeen Western Peripheral Route. <p>In summary, the unit provides a very important landscape role.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the open and undeveloped setting the unit provides to adjacent settlement and the river corridor. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the open and undeveloped setting the unit provides to adjacent settlement and the river corridor. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the open and undeveloped setting the unit provides to adjacent settlement and the river corridor. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 20h

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction

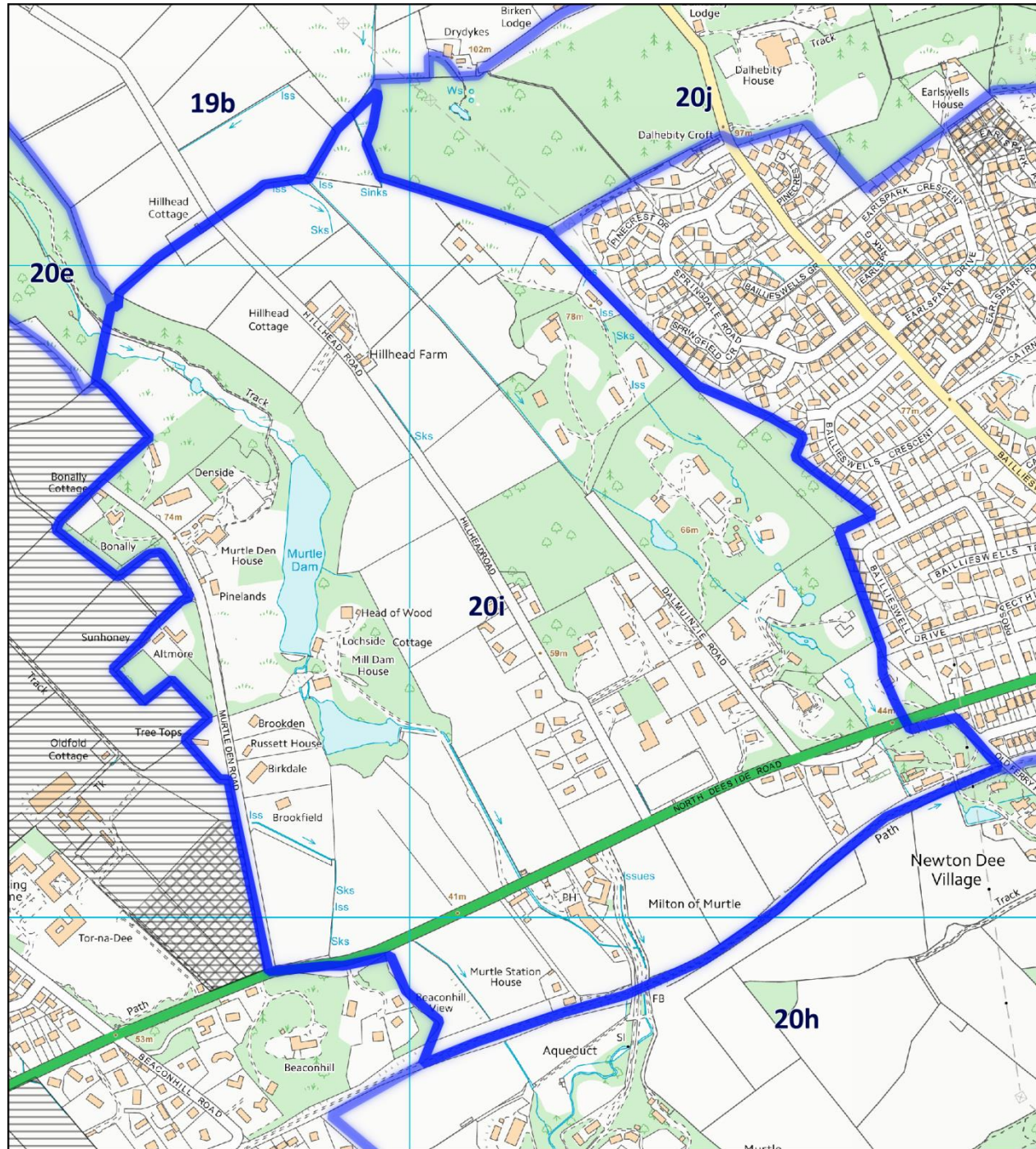


Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019





| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA’s key characteristics. It is an important part of the Dee valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Situated above the floodplain, the unit has an undulating landform of river terraces that are steep in places. 2. Woodland semi-natural habitats line two small incised burns. 3. Dense policy woodlands around the Murtle Estate and Newton Dee, along with mature trees alongside the Deeside Way, form a strong sense of enclosure. 4. Landuse is diverse and in addition to estate woodland, associated parkland, a golf course and pockets of farmland. 5. Settlement is limited to a school, a residential community, and small groups of dwelling scattered amongst woodland. The unit forms part of a less developed gap between valley-side settlements. 6. Above the river terraces, a former railway line accommodates the Deeside Way recreational trail and the National Cycle Network Route 195. A network of footpaths also leads through the estate woodland and two Core Paths lead from the Deeside Way to the river. 7. Access is limited to narrow minor roads and tracks. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of groups of dwelling scattered amongst woodland. • Development would result in the loss of open farmland and possibly, estate woodlands. • The earthworks required for development could adversely affect the river terrace landform. • Development would detract from the strong rural/ wooded estate character and the sense of seclusion and detachment of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of groups of dwelling scattered amongst woodland. • Development would contrast with the existing residential type • Development would result in the loss of open farmland and possibly, estate woodlands. • The earthworks required for development could affect the river terrace landform. • Development would detract from the strong rural/ wooded estate character and the sense of seclusion and detachment of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of groups of dwelling scattered amongst woodland. • Development would result in the loss of open farmland and possibly, estate woodlands. • The earthworks required for development would affect the river terrace landform. • Development would detract from the strong rural/ wooded estate character and the sense of seclusion and detachment of the area. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>8. The unit has a strong estate wooded character and despite the presence of often distinctive built development in places, the unit provides a sense of seclusion and detachment from major settlement.</p> <p>In summary, there are many distinctive landscape characteristics with a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The southern edge of Bielside is well contained by dense mature trees alongside the Deeside Way and as such, nearly all of the settlement is screened from view.</p> <p>In summary, the settlement edge is very robust and defined by an important landscape feature.</p> | <ul style="list-style-type: none"> • Development to the south of Bielside would breach the strong containment and important landscape feature of the Deeside Way • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the south of Milltimber would breach the strong containment and important landscape feature of the Deeside Way. • Development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the south of Milltimber would breach the strong containment and important landscape feature of the Deeside Way. • Development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. The majority of views to and from the unit are curtailed by dense woodland although there are some framed views towards the nearby valley floor and across to Deeside.</p> <p>2. From a small section of the A93, small parts of the unit are visible.</p> | <ul style="list-style-type: none"> • The dense coverage of woodland within the unit would tend to screen development to and from the wider landscape although some open views from within the unit could be affected. | <ul style="list-style-type: none"> • The dense coverage of woodland across the unit would tend to screen development to and from the wider landscape although some open views from within the unit could be affected. | <ul style="list-style-type: none"> • Although industrial buildings would appear prominent in some views from within the unit, visual effects on the wider landscape might be reduced by dense surrounding trees and woodland. |

| Sensitivity Unit: 20h | | Landscape Character Area/Type: Dee Valley LCA/River Valley LCT | | |
|--|--|--|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| In summary, there is limited visibility to and from surrounding areas | <ul style="list-style-type: none"> Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> Overall, views and gateways are quite vulnerable. (m) | |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen's landscape. The unit forms a mostly undeveloped gap between Milltimber and Bielside. It also forms foreground to views of the Dee Valley from the south, and contributes to the valley setting of Bielside, Milltimber and the city. <p>In summary, the unit has an important landscape role.</p> | <ul style="list-style-type: none"> Development would adversely affect the mostly undeveloped gap between Milltimber and Bielside. Development would adversely affect the valley floor setting of Bielside and Milltimber. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the mostly undeveloped gap between Milltimber and Bielside. Development would adversely affect the valley floor setting of Bielside and Milltimber. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the mostly undeveloped gap between Milltimber and Bielside. Development would adversely affect the valley floor setting of Bielside and Milltimber. Overall, the landscape role is very vulnerable. (h) | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 20i

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401. 2019

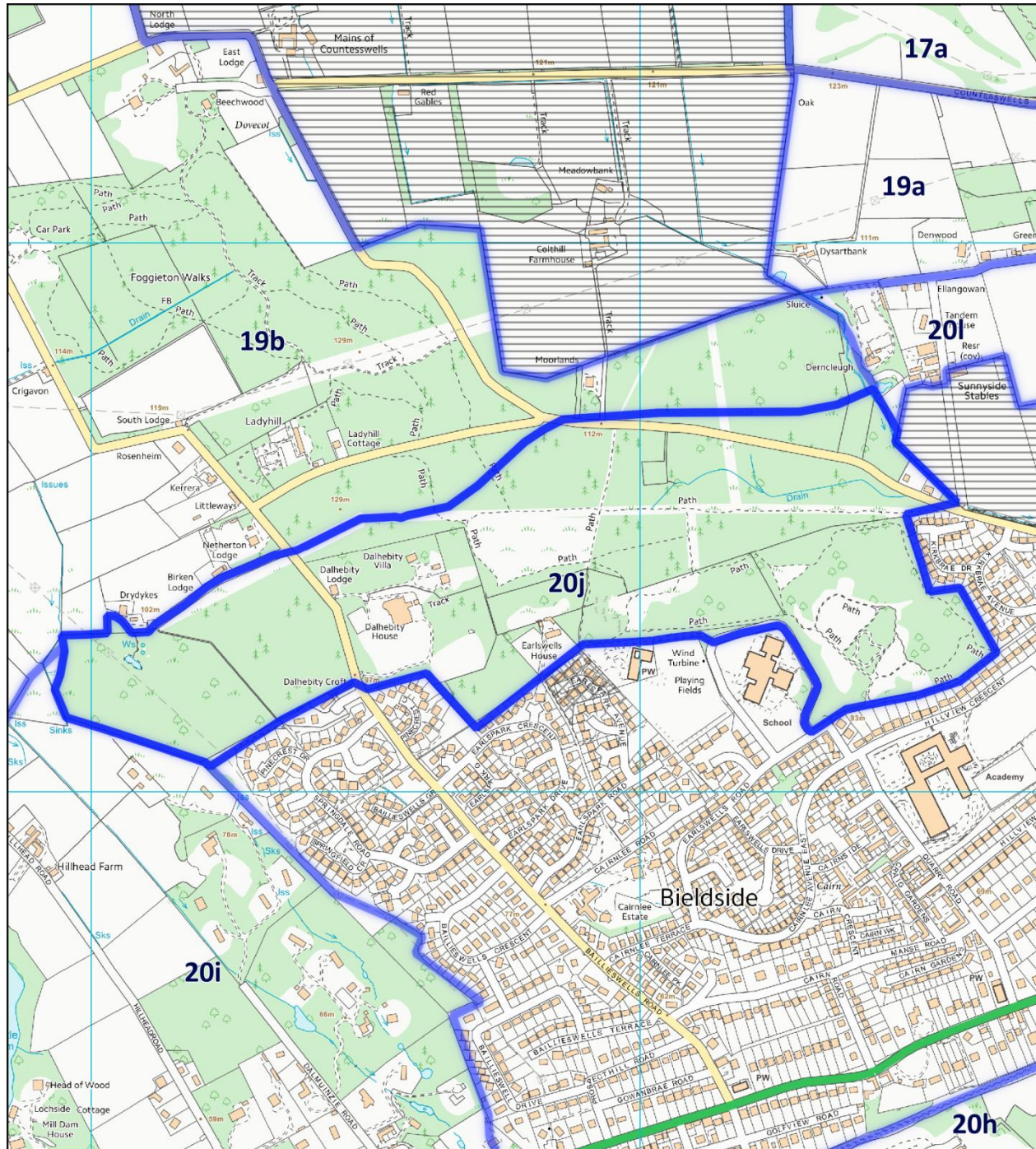
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA’s key characteristics. It is an important part of the Dee valley, which is a defining characteristic of Aberdeen’s landscape.</p> <ol style="list-style-type: none"> 1. Situated between Bielside and Milltimber, the unit has a gently sloping valley side landform centred on the incised Murtle Den. 2. A well-wooded landscape provides a setting for existing built development. Some woodlands are important for nature conservation. 3. Leading up the valley side, there a distinctive pattern of regular fields enclosed by low stone dykes. This pattern is emphasised by tree belts and surrounding woodland. 4. Settlement is limited to two farmsteads and a relatively large number of scattered dwellings set amongst woodland. The upper part of the unit is more sparsely settled and open than the fields below. There are no large industrial or business buildings within the unit. 5. Above the river terraces (unit 20h), a former railway line accommodates a section of the Deeside Way recreational trail and the National Cycle Network Route 195. A Core Path also leads from the A93 up the valley side and there are informal footpaths through woodland. | <ul style="list-style-type: none"> • Development would be contrary to the existing settlement pattern of scattered dwellings set amongst woodland. • Development would result in the loss of important woodlands and/or open farmland including the distinctive pattern of fields enclosed by stone dykes. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the strong rural character and associated peace and tranquillity of the area, which feels detached from the city. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the existing settlement pattern of scattered dwellings set amongst woodland. • Development would result in the loss of important woodlands and/or open farmland including the distinctive pattern of fields enclosed by stone dykes. • Business development would contrast with the existing residential type. • The earthworks required for development would adversely affect the sloping valley landform. • Development would adversely the strong rural character and associated peace and tranquillity of the area, which feels detached from the city. | <ul style="list-style-type: none"> • Development would be contrary to the existing settlement pattern of scattered dwellings set amongst woodland. • Development would result in the loss of important woodlands and/or open farmland including the distinctive pattern of fields enclosed by stone dykes. • Industrial development would contrast with the existing residential type. • The earthworks required for development would adversely affect the sloping valley landform. • Development would adversely the strong rural character and associated peace and tranquillity of the area, which feels detached from the city. |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>6. Historic features include a cluster of Listed Buildings around Mill of Murtle, set within a designed landscape. The field boundary forming the northern boundary of this unit is medieval or earlier, and is marked by March Stones.</p> <p>7. Despite the presence of roads and scattered dwellings, the unit retains a strong rural character with a sense of peace and tranquillity and feels detached from major settlement.</p> <p>In summary, the unit has many distinctive landscape characteristics with quite a strong and coherent identity.</p> | | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. The eastern edge of Milltimber (currently an Opportunity Site 48) is contained by a rural road and some woodland blocks further north.</p> <p>2. The western edge of Bielside is almost entirely contained by dense woodland.</p> <p>Settlement edges are generally robust.</p> | <ul style="list-style-type: none"> Development within the unit would breach the strong containing settlement edges. Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> Development within the unit would breach the strong containing settlement edges. Development would contrast with adjacent residential uses. Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> Development within the unit would breach the strong containing settlement edges. Development would contrast with adjacent residential uses. Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are long views across the Dee Valley and to parts of the valley floor.</p> <p>2. Most of the unit is also clearly visible from the A93 gateway route that passes across the southern part of the unit.</p> | <ul style="list-style-type: none"> From many areas to the south of the unit, including a section of the A93, residential development would appear quite | <ul style="list-style-type: none"> Development would appear very prominent across the valley side. Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Development would appear very prominent across the valley side. Overall, views and gateways are very vulnerable. (h) |

Sensitivity Unit: 20i

Landscape Character Area/Type: Dee Valley LCA/River Valley LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| In summary, there is relatively extensive visibility to and from surrounding areas. | <p>prominent across the valley side .</p> <ul style="list-style-type: none"> • Overall, views and gateways are vulnerable. (m-h) | | |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The units is part of the wider Dee valley, which is one of the destictive and defining features of Aberdeen. 2. Despite the presence of some well-screened scattered residential development, the unit functions as a mostly undeveloped gap between Milltimber and Bielside. 3. It also provides a rural and wooded setting to settlement when approaching on A93 and looking across from the southern side of the Dee Valley. <p>In summary, the unit provides an important setting to settlements and buffer between them.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the important setting and separation functions of the unit. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the important setting and separation functions of the unit. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the important setting and separation functions of the unit. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 20j

 Aberdeen City Council boundary

 Sensitivity Units

Aberdeen

 Opportunity Site

 Developed / Under Construction



0



0.5 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

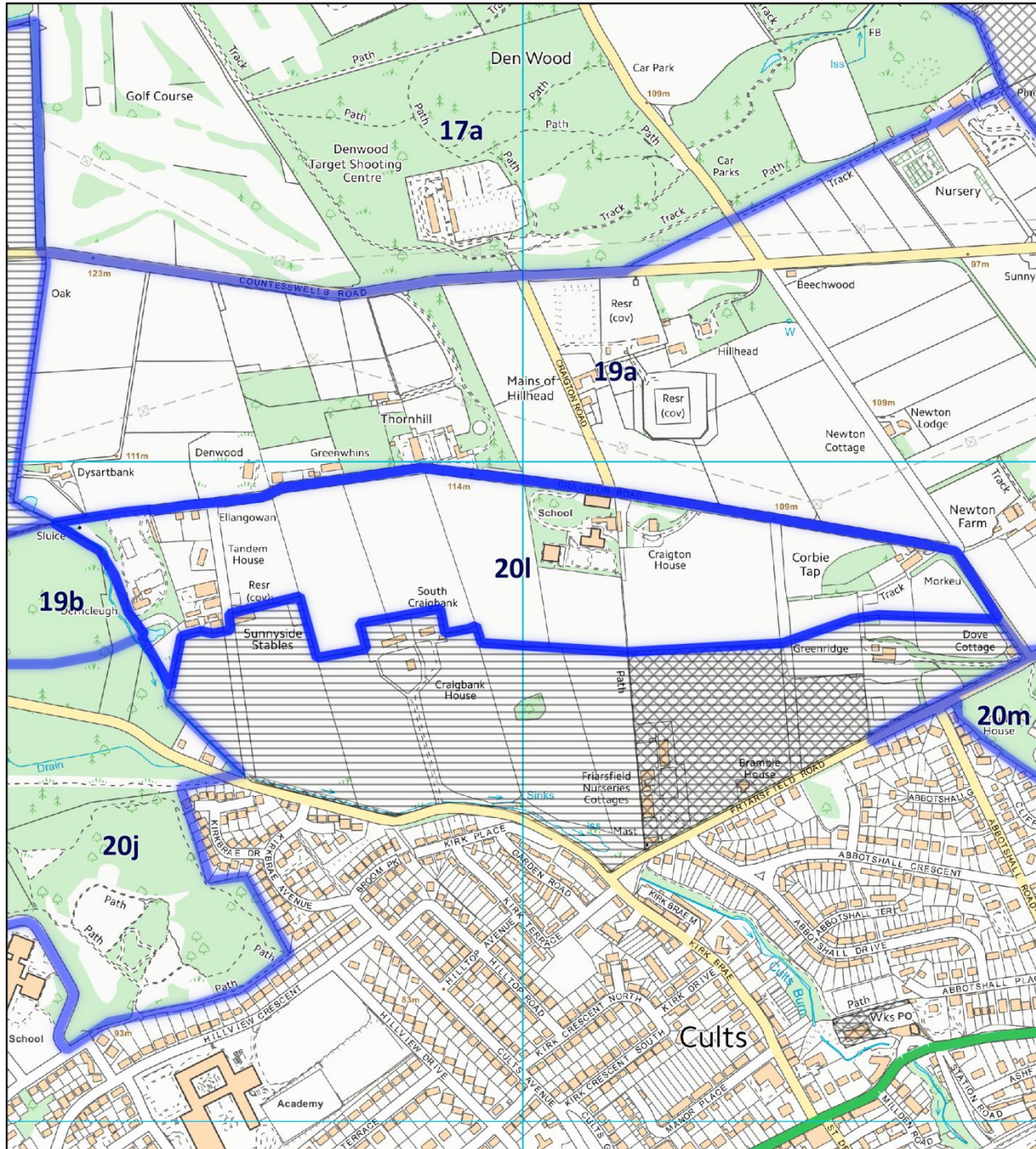
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA's key characteristics. It is located within the Dee valley, which is a defining characteristic of Aberdeen's landscape.</p> <ol style="list-style-type: none"> 1. Situated above the settlement of Bielside, the unit has a landform of sloping upper valley sides with a series low containing ridges 2. A very well-wooded landscape of extensive estate woodlands and some important for nature conservation. 3. Settlement is limited to several estate buildings associated with Dalheby House that are well concealed by a designed landscape of surrounding woodlands. There are no large industrial or business buildings within the unit. 4. The estate woodlands have a good network of footpaths, including two sections of Core Path. 5. The extensive woodland cover underpins a sense of seclusion, experience of tranquillity and detachment from the city. <p>In summary, the unit has some distinctive but extensive landscape characteristics with a strong and coherent identity.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of a few estate buildings. • Development would result in the loss of estate woodlands important for nature conservation. • The earthworks required for development would adversely affect the sloping upper valley sides of the landform. • Development would detract from the strong rural/ wooded estate character and associated sense of seclusion and tranquillity of the area, which is detached from the city. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of a few estate buildings. • Business development would contrast with the existing residential type. • Development would result in the loss of estate woodlands important for nature conservation. • The earthworks required for development would adversely affect the sloping upper valley sides of the landform. • Development would detract from the strong rural/ wooded estate character and associated sense of seclusion and tranquillity of the area, which is detached from the city. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of a few estate buildings. • Industrial development would contrast with the existing residential type. • Development would result in the loss of estate woodlands important for nature conservation. • The earthworks required for development would adversely affect the sloping upper valley sides of the landform. • Development would detract from the strong rural/ wooded estate character and associated sense of seclusion and tranquillity of the area, which is detached from the city. • Overall, physical and perceptual landscape |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| | | aspects are very vulnerable. (h) | aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. Along the northern edge of Bielside, extensive estate woodlands and associated grounds form a very distinctive and strong containing edge to residential development. In summary, the settlement edge is very robust and defined by an important landscape feature.</p> | <ul style="list-style-type: none"> • Development to the north of Bielside would breach the strong containment and important landscape feature of estate woodland and parkland. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Bielside would breach the strong containment and important landscape feature of estate woodland and parkland. • Development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Bielside would breach the strong containment and important landscape feature of estate woodland and parkland. • Development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Although views across the unit are restricted by dense woodland, the unit forms an important part of the wider valley when viewed from some open parts of the valley floor and opposite valley sides.</p> <p>2. It also contributes to a wooded approach to Aberdeen along Ladyhill Road.</p> <p>In summary, there is relatively extensive visibility from surrounding areas.</p> | <ul style="list-style-type: none"> • Development could appear quite prominent on the skyline of the valley from many areas to the south of the unit, although surrounding woodland could provide some integration. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would appear prominent on the skyline of the valley although surrounding woodland could provide some integration. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would appear very prominent on the skyline of the valley although surrounding woodland could provide some integration. • Overall, views and gateways are very vulnerable. (h) |





Sensitivity Unit: 20j

Landscape Character Area/Type: **Dee Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>D: Landscape role</p> <p>1. The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen’s landscape.</p> <p>2. The unit provides a distinctive wooded setting to Bieldside</p> <p>3. The extensive woodlands contribute to a wider wooded skyline across much of the Dee Valley.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the wooded setting to Bieldside • Development would particularly affect the wider wooded skyline of the valley. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the wooded setting to Bieldside. • Development would particularly affect the wider wooded skyline of the valley. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the wooded setting to Bieldside • Development would particularly affect the wider wooded skyline of the valley. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 20I

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.4 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council - Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a very small part of the Dee Valley LCA, at this detailed scale it does not exhibit all of the LCA's key characteristics. It is located within the Dee valley, which is a defining characteristic of Aberdeen's landscape.</p> <ol style="list-style-type: none"> 1. Situated above the settlement of Cults, the unit has a landform of quite steeply sloping upper valley sides. 2. Landuse is mostly pastoral with a pattern of regular open fields enclosed by stone dykes and mature tree belts. 3. Accessed off Craigton Road, settlement is limited to several houses (some converted from old school buildings) enclosed by mature trees, and a farmstead. There are no large industrial or business buildings within the unit. 4. Recreational use is largely limited to walking and cycling along Craigton Road that forms the northern boundary to the unit. 5. The unit retains some remnant estate character although this will be further eroded by the construction of residential development along the southern boundary of the unit. 6. Farmland and fields provide contrast to the adjacent built up area, but there is relatively little sense of tranquillity from the nearby urban edge. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland including the distinctive pattern of fields enclosed by stone dykes and possibly, mature tree belts. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the remaining estate character. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland including the distinctive pattern of fields enclosed by stone dykes and possibly, mature tree belts. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the remaining estate character. • Overall, physical and perceptual landscape aspects are vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland including the distinctive pattern of fields enclosed by stone dykes and possibly, mature tree belts. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the remaining estate character. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 20I

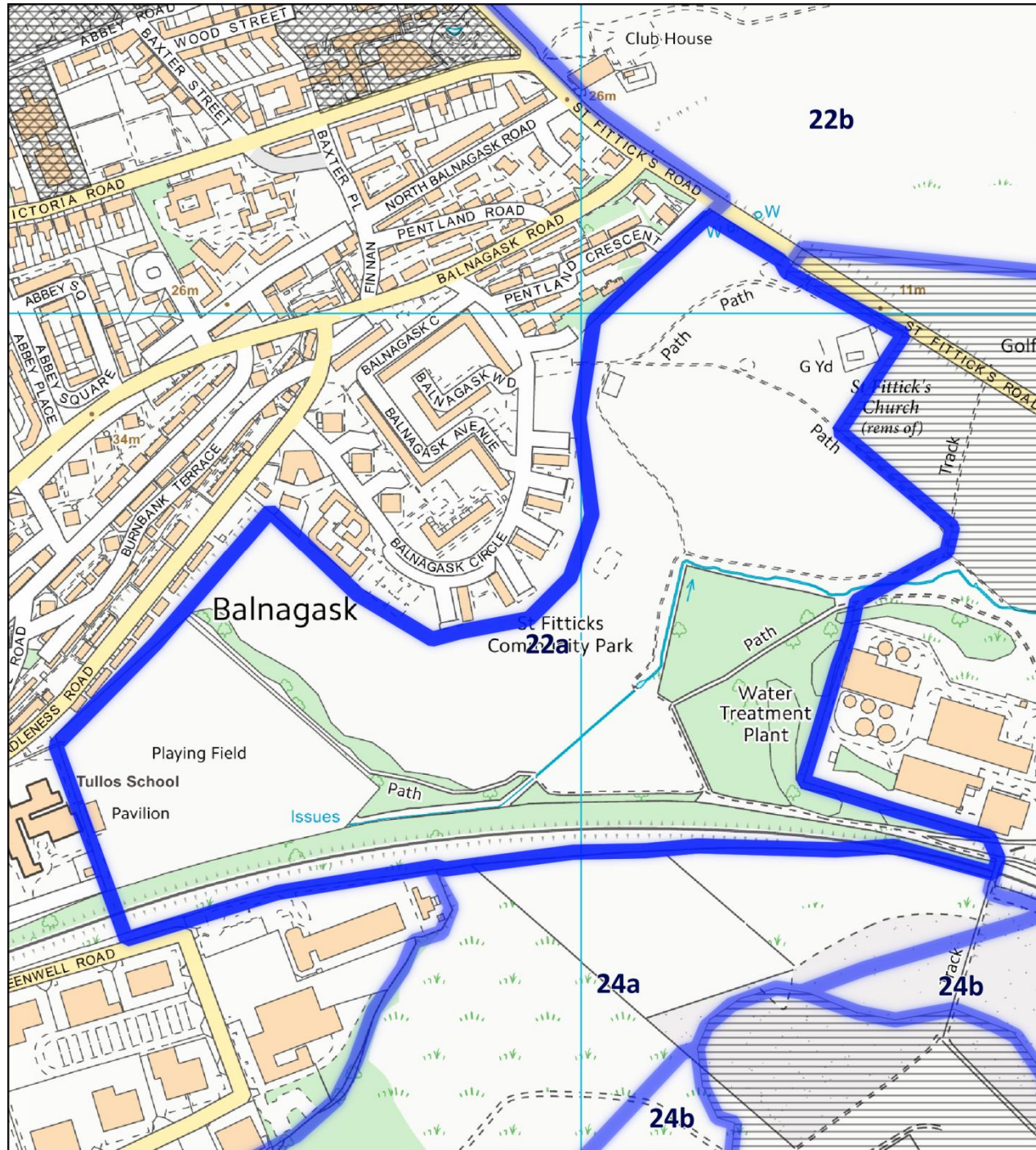
Landscape Character Area/Type: **Dee Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| In summary, the unit has some distinctive landscape characteristics although development to the south will result in further changes. | | | |
| <p>B: Settlement boundaries</p> <p>1. The Friarsfield development site to the south of the unit is currently under construction and the masterplan for this illustrates a soft edge of open space and trees.</p> <p>In summary, the future settlement edge would be defined by landscape features and as such, would help to contain and soften development.</p> | <ul style="list-style-type: none"> • Development to the north of Friarsfield would breach the containing edge of trees and open space. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development to the north of Friarsfield would breach the containing edge of trees and open space. • Business development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development to the north of Friarsfield would breach the containing edge of trees and open space. • Industrial development would also contrast with adjacent residential use. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. The unit forms an important part of the wider valley when viewed from some of the valley floor and opposite valley sides, with some long range views towards the Grampians.</p> <p>2. There are close views into and across the area from parts of Craigton Road.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • Development would appear quite prominent on the side of the valley. • From Craigton Road, on the northern boundary development would appear quite prominent. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would appear prominent on the side of the valley. • From Craigton Road, on the northern boundary development would appear prominent. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would appear very prominent on the side of the valley. • From Craigton Road, on the northern boundary development would appear very prominent. • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect | <ul style="list-style-type: none"> • Development would particularly adversely affect | <ul style="list-style-type: none"> • Development would particularly adversely affect |





Sensitivity Unit: **20I**

Landscape Character Area/Type: **Dee Valley LCA/River Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>1. The unit is part of the wider Dee valley, which is one of the distinctive and defining features of Aberdeen’s landscape</p> <p>2. The unit provides a rural and undeveloped setting to Cults.</p> <p>3. It also contributes to the valley side as appreciated from the Dee Valley.</p> <p>In summary, the unit has an important landscape role.</p> | <p>the rural and undeveloped setting to Cults and the wider side of the valley.</p> <ul style="list-style-type: none"> • Overall, the landscape role is very vulnerable. (h) | <p>the rural and undeveloped setting to Cults and the wider side of the valley.</p> <ul style="list-style-type: none"> • Overall, the landscape role is very vulnerable. (h) | <p>the rural and undeveloped setting to Cults and the wider side of the valley.</p> <ul style="list-style-type: none"> • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 22a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is formed of the inland parts of the Girdle Ness LCA, some of its characteristics represent the wider LCA. The characteristics associated with the open headland are less applicable. The unit is part of the coastal landscape, which is one of distinctive and defining features in the setting of Aberdeen.</p> <ol style="list-style-type: none"> 1. A landform of a sheltered flat floodplain along the Tullos burn, with slopes rising to elevated areas to the north and west. 2. Land use is mostly recreational, with extensive areas of mown grass and tree planting, as well as burn re-naturalisation, for public open space and sports pitches close to adjoining residential communities. A network of well-connected paths link nearby urban areas to the coast. 3. An undeveloped character with the ruins of St Fittick's Church (Scheduled Monument) the only building in the unit. 4. The unit is heavily influenced by the adjoining urban areas of Torry and Balnagask with several residential tower blocks that are very visible nearby. 5. There are no roads within the unit but the east coast railway line skirts the southern boundary. 6. Surrounding rising ground and development provides a sense of containment with an urban fringe experience. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • It would adversely affect the strong undeveloped character of the unit itself, and could affect the setting of St Fittick's Church. • Development would result in the loss of public open space, recreational facilities and opportunities. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • It would adversely affect the strong undeveloped character of the unit, and could affect the setting of St Fittick's Church. • Development would result in the loss of public open space, recreational facilities and opportunities. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • It would adversely affect the strong undeveloped character of the unit, and could affect the setting of St Fittick's Church. • Development would result in the loss of public open space, recreational facilities and opportunities. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |





| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|--|
| | Residential | Business | Industry |
| <p>7. There are odours and noise from a nearby water treatment works. There is also industrial development outside the unit to the south..</p> <p>In summary, the unit has distinctive landscape characteristics and nearby urban areas provide a developed and often noisy context.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Along the edge of Balnagask, the apartment blocks and other housing form abrupt hard edges which contrast with the surrounding open space and provide a distinctive boundary. In a few places, this is softened by amenity trees and some recent woodland planting.</p> <p>2. Development would extend below the current contour level onto the low-lying flatter ground of the valley floor, occupied by the re-naturalised burn and recreational facilities / playing fields</p> <p>3. Tullos School adjoins open playing fields. Along the edge of Tullos Industrial Estate, an informal line of trees and scrub follows the railway line, but views to the industrial estate and houses beyond are generally uninterrupted. The nearby water treatment works are surrounded with a bund and planting.</p> <p>In summary, although boundaries have some level of robustness, there is a strong relationship to adjacent to urban areas.</p> | <ul style="list-style-type: none"> • Development would ‘breach’ the contour level of existing residential buildings, and extend across lower, open ground. • Overall, settlement boundaries are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would ‘breach’ the contour level of existing residential buildings, and extend across lower, open ground. • Development would contrast with the existing residential development to the north of the unit. • Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> • Development would ‘breach’ the contour level of existing residential buildings, and extend across lower, open ground. • Development would contrast with the existing residential development to the north of the unit. • Overall, settlement boundaries are vulnerable (m-h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. This open unit has short range views of the nearby urban area, the rising flanks of Tullos Hill and the Girdle Ness Headland. 2. From some parts of the unit, there are views out to sea and the nearby lighthouse. 3. The gateway route of the east coast railway line forms the southern boundary of the unit with views across it, occasionally interrupted by trees and scrub along the railway line. The coastal road-St Fitticks Road is another gateway route with views across the unit. <p>In summary, there is extensive visibility of the unit from nearby surrounding areas and views out to sea, and a gateway function from a rail route.</p> | <ul style="list-style-type: none"> • Development would be visible across open ground from nearby areas, including the gateway route of the east coast railway line. • Views out to sea could be lost. • Overall, views are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be visible across open ground from nearby areas, including the gateway route of the east coast railway line. • Views out to sea could be lost. • Overall, views are very vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be prominent across open ground from nearby areas, including the gateway route of the east coast railway line. • Views out to sea could be lost. • Overall, views are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The coast is one of the distinctive and defining features of Aberdeen's landscape 2. The unit provides a local undeveloped setting to nearby residential areas. 3. It also separates industrial development to the south-west/south-east from extensive residential areas to the north. <p>In summary, the landscape has a separation function between differing land uses and important landscape features.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting and separation role of the unit. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting and separation role of the unit. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the undeveloped setting and separation role of the unit. • Overall, the landscape role is very vulnerable. (h) |

| | | | | |
|------------------------------|----------------------|--|----------|--|
| Sensitivity Unit: 22a | | Landscape Character Area/Type: Girdle Ness LCA/Cliffs and Rocky Shore LCT | | |
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| OVERALL SENSITIVITY | High | High | High | |



Sensitivity Unit 25c

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.14 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a very small part of the Souter Coast LCA. At this detailed scale it does not exhibit some of the LCA’s key characteristics. For example, the rocky cliffs of the coastal edge are not within the unit. However, the coastline is very nearby, such that the unit is part of the coastal landscape, which is one of distinctive and defining features in the setting of Aberdeen.</p> <ol style="list-style-type: none"> 1. Physically separated by the East Coast mainline from the mostly undeveloped coastal farmland to the east, this very small unit consists of one medium-sized pastoral field that slopes gently towards the coast, enclosed by post and wire fences. 2. Although Altens industrial estate and Burnbanks village are located in close proximity to the north-west, Cove is to the south-west and the busy coastal road forms the western boundary, there is no settlement within the unit. 3. Despite the built character of adjoining areas and the railway line, the unit has some rural character, with views to the east across open farmland providing a strong coastal and rural influence. An Opportunity Site is also located immediately to the south of the unit. 4. A small section of Core Path and the National Cycle Network (NCN) Route 1 that follows the coast road from the Bay of Nigg to Cove Bay provides some reactional enjoyment of the unit. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland and erosion of rural and coastal character, where the coastal strip is already very narrow. • Development would detract from the undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland and erosion of rural and coastal character, where the coastal strip is already very narrow. • Development would detract from appreciation of the coastal context of the unit. • Development would contrast with the existing residential development, which is more visible than the nearby Altens industrial estate. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland and erosion of rural ad coastal character, where the coastal strip is already very narrow. • Development would detract from appreciation of the coastal context of the unit. • Development would contrast with the existing residential development, which is more visible than the nearby Altens industrial estate. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: 25c

Landscape Character Area/Type: Souter Coast LCA/Cliffs and Rocky Coast LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| In summary, although the unit has only a few distinctive characteristics, it relates well to adjoining farmland and is an important part of the narrow strip of undeveloped coast. | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. Residential development along Cove Road forms a hard edge. 2. The coast road provides a containing edge to development. 3. Trees on raised ground along the edge of Altens industrial estate form a robust containing edge. <p>In summary, although boundaries have some robust definition, there is a strong relationship to adjacent urban areas.</p> | <ul style="list-style-type: none"> • Development would breach the containing edge of the Coast Road. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would strongly contrast with adjacent residential and industrial land uses. • Development would breach the containing edge of the Coast Road. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would strongly contrast with adjacent residential land uses. • Development would breach the containing edge of the Coast Road. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. From the coast road and areas of nearby settlement there are open views out to sea but views inland are limited by rising ground, woodland blocks and nearby development. 2. Along the eastern boundary, the East Coast Mainline is in a small cutting and views across parts of the unit are possible. <p>In summary, there are sea views from the unit and there is some visibility of the unit from nearby surrounding areas, including a gateway rail route.</p> | <ul style="list-style-type: none"> • Development would block coastal views from nearby residential areas. • Development would be very visible from the coast road and East Coast Mainline. • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would block coastal views from nearby residential areas. • Development would be prominent when viewed from the coast road and East Coast Mainline. Overall, views are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would block coastal views from nearby residential areas. • Development would be prominent from the coast road and East Coast Mainline. • Overall, views are very vulnerable. (h) |





Sensitivity Unit: 25c

Landscape Character Area/Type: Souter Coast LCA/Cliffs and Rocky Coast LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The coast is one of the distinctive and defining features of Aberdeen’s landscape. 2. The unit forms part of undeveloped open coastal farmland which provides a contrasting setting to nearby residential and industrial areas. 3. The elevation of the unit, and its role separating developed areas and the coastal farmland, increases the landscape role. <p>In summary, the landscape has an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting role of the unit. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting role of the unit. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the undeveloped setting role of the unit. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 25d

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.15 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms a very small part of the Souter Coast LCA. At this detailed scale it does not exhibit some of the LCA’s key characteristics. For example, the rocky cliffs of the coastal edge are not within the unit. However, the unit is part of the coastal landscape, which is one of distinctive and defining features in the setting of Aberdeen.</p> <ol style="list-style-type: none"> 1. Separated by the coast road from the mostly undeveloped coastal farmland to the east, this very small unit consists of several flat fields enclosed by post and wire fences or post and rail fences set around a cluster of farm buildings. 2. Doonies Farm is a visitor attraction and along with the National Cycle Network (NCN) Route 1 that follows the coast road from the Bay of Nigg to Cove Bay, the unit provides some important recreational enjoyment. 3. Although Altens industrial estate is located in close proximity to the south-west and the busy coastal road forms the eastern boundary, the unit is open, mainly unsettled and the buildings present are rural in character. Views to the east across open farmland provide a coastal influence. An Opportunity Site is also located immediately to the south of the unit. <p>In summary, the unit relates well to adjoining farmland and is an important part of the narrow strip of undeveloped coast. Its rural characteristics and coastal context provide quite a</p> | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern of a single steading and recreational facilities. • Development would result in the loss of open farmland where the coastal strip is already very narrow. • Development would result in the loss of recreational facilities and opportunities. • Development would detract from the mainly undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern of a single steading and recreational facilities. • Development would contrast with the existing residential type • Development would result in the loss of open farmland where the coastal strip is already very narrow. • Development would result in the loss of recreational facilities and opportunities. • Development would detract from the mainly undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern of a single steading and recreational facilities. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland where the coastal strip is already very narrow. • Development would result in the loss of recreational facilities and opportunities. • Development would detract from the mainly undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: 25d

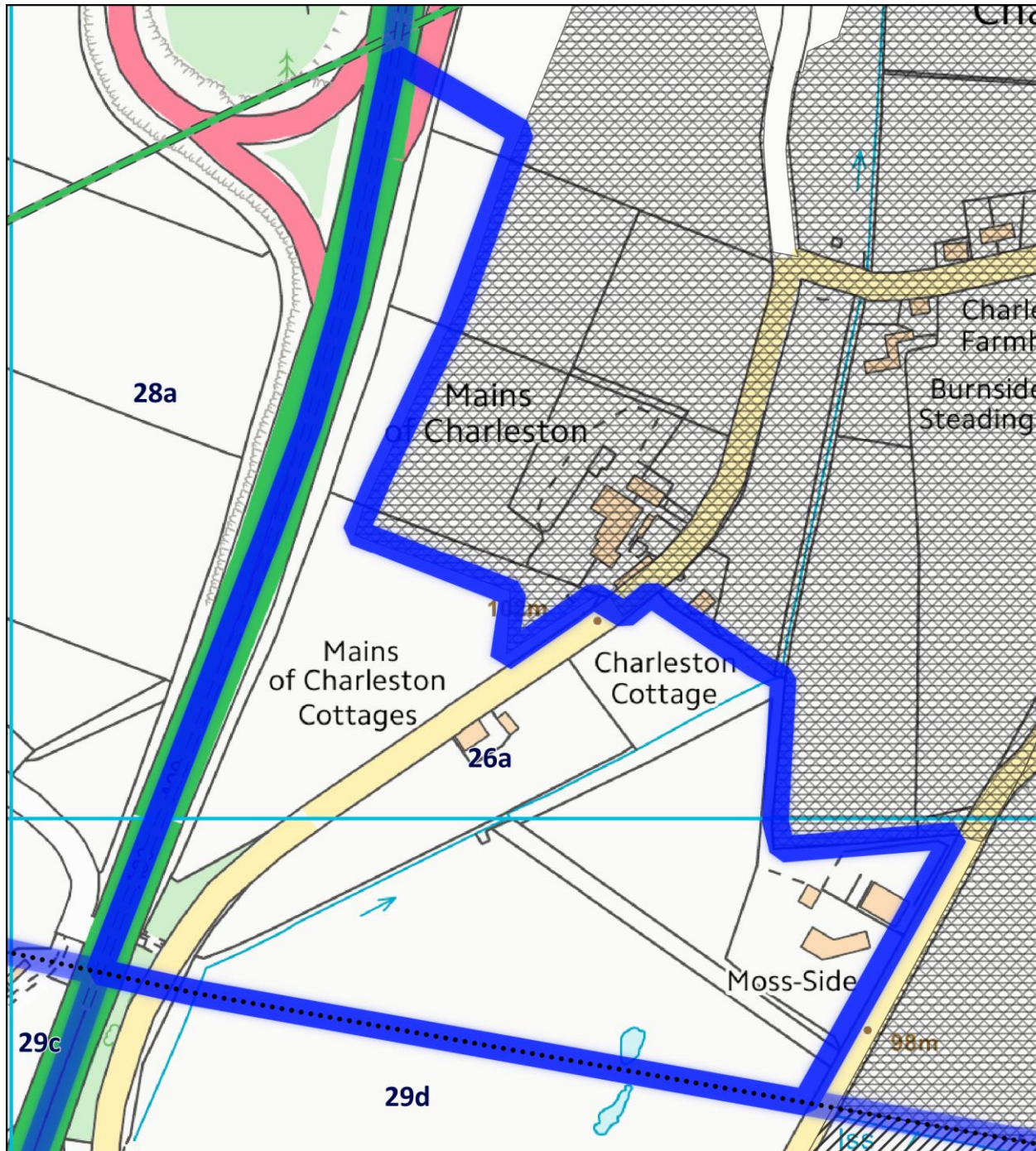
Landscape Character Area/Type: Souter Coast LCA/Cliffs and Rocky Coast LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| strong identity, heightened by the contrast to the adjoining industrial land uses. | | | |
| <p>B: Settlement boundaries</p> <p>1. Large industrial units to the south of the unit have a hard, abrupt edge.</p> <p>2. Industrial development to the west is generally screened by intervening rising ground.</p> <p>In summary, boundaries generally have little definition, with quite a strong relationship to adjacent industrial areas.</p> | <ul style="list-style-type: none"> • Development would contrast in use to industrial development to the south. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Overall, settlement boundaries are quite vulnerable. (m) | <ul style="list-style-type: none"> • Overall, settlement boundaries are quite vulnerable. (m) |
| <p>C: Views and gateways</p> <p>1. There are views from Doonies farm to the coast, including from car parks and picnic areas used by visitors.</p> <p>2. There are views of the unit from the nearby coastal footpath (Core Path 78) and open farmland to the east.</p> <p>3. Views inland are limited by rising ground and some nearby industrial development.</p> <p>4. Along the eastern boundary, there are clear views across the unit from the coast road and the East Coast Mainline.</p> <p>In summary, there is visibility of the unit from nearby surrounding areas, including a gateway rail route.</p> | <ul style="list-style-type: none"> • Development would be visible across open ground from the nearby open coast road, coastal footpath and adjacent railway. • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be very visible across open ground from the nearby open coast road, coastal footpath and adjacent railway. • Overall, views are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be prominent across open ground from the nearby open coast road, coastal footpath and adjacent railway. • Overall, views are very vulnerable. (h) |







Sensitivity Unit: 25d

Landscape Character Area/Type: Souter Coast LCA/Cliffs and Rocky Coast LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The coast is one of the distinctive and defining features of Aberdeen’s landscape 2. The unit provides an undeveloped setting to nearby industrial areas from the adjoining coast road and adjacent railway. 3. The elevation of the unit, and its function inseparating areas of nearby industrial development and the Opportunity Site 54 from the coastal farmland and coastline increase its landscape role. <p>In summary, the unit has an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | Medium-high |



Sensitivity Unit 26a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
-  Existing Employment
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.17 km



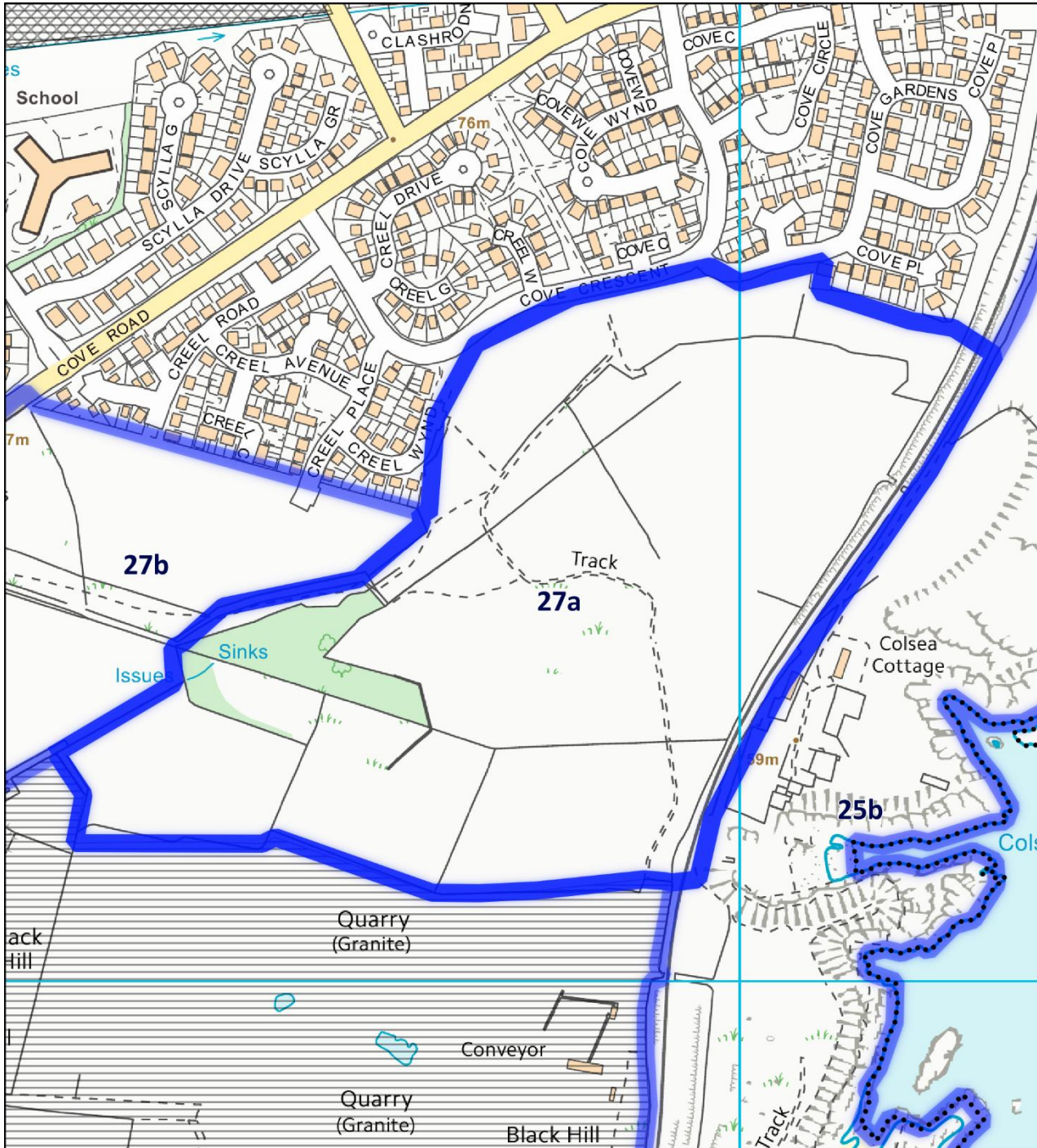
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects As much of the LCA is either allocated for future mixed-use development or is currently under construction, only a very small part of the wider LCA is considered.</p> <ol style="list-style-type: none"> 1. The wider landform consists of a gently undulating coastal plain which is centred on a shallow basin around Loirston Loch. 2. Land use mostly consists of small grassed fields enclosed by remnant stone dykes and post and wire fences, and unenclosed drained marshes. 3. Settlement and development is limited to a couple of small farmsteads 4. A well-connected network of local roads follow areas of slightly raised ground. 5. A busy and varied landscape traversed by major roads, including the Aberdeen Western Peripheral Route. <p>In summary, the unit has very few distinctive landscape characteristics and the ones remaining are fragmented.</p> | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern. • Development would result in the loss of open farmland. • Much of the adjacent land is allocated for future employment use therefore, any future residential development would contrast to the emerging buildings. • Overall, landscape aspects are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern. • Development would result in the loss of open farmland • Overall, landscape aspects are of very limited vulnerability. (l) | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern. • The relatively simple landform could accommodate development without major terracing/earth works. • Development would result in the loss of open farmland • Overall, landscape aspects are of very limited vulnerability. (l) |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. Units at Aberdeen Gateway Business Park generally form a very abrupt edge against open fields. Some limited amenity tree planting and metal fence construction has recently taken place along Wellington Road. | <ul style="list-style-type: none"> • Development would generally contrast with surrounding development and the construction of future allocations. | <ul style="list-style-type: none"> • Overall, settlement boundaries are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Overall, settlement boundaries are of limited vulnerability. (l-m) |





Sensitivity Unit: 26a

Landscape Character Area/Type: Loirston LCA/Urban and Farmland LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| In summary, boundaries generally have little definition with a strong relationship to adjacent industrial/business development. | <ul style="list-style-type: none"> • Overall, settlement boundaries are of limited vulnerability. (l-m) | | |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. Views tend to be short, contained by road embankments, nearby built development and woodland blocks. 2. Much of the unit is visible from the nearby A92 and Aberdeen Western Peripheral Route gateway routes. <p>In summary, there is some limited visibility of the unit from nearby surrounding areas, including a gateway routes.</p> | <ul style="list-style-type: none"> • Development would be visible from gateway routes. • Development would be viewed as a contrast to surrounding development. • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would be visible from gateway routes • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would be visible from gateway routes. • Overall, views and gateways are of limited vulnerable. (l-m) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The pockets of open remnant farmland outside of the Opportunity Sites provide a local undeveloped setting and separation from some nearby residential areas and gateway routes. <p>In summary, the landscape has a limited landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would affect the separation role of the unit. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting • Development would affect the separation role of the unit. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would affect separation role of the unit. • Overall, the landscape role is quite vulnerable. (m) |
| OVERALL SENSITIVITY | Low-medium | Low-medium | Low-medium |



Sensitivity Unit 27a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



0.25 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401. 2019

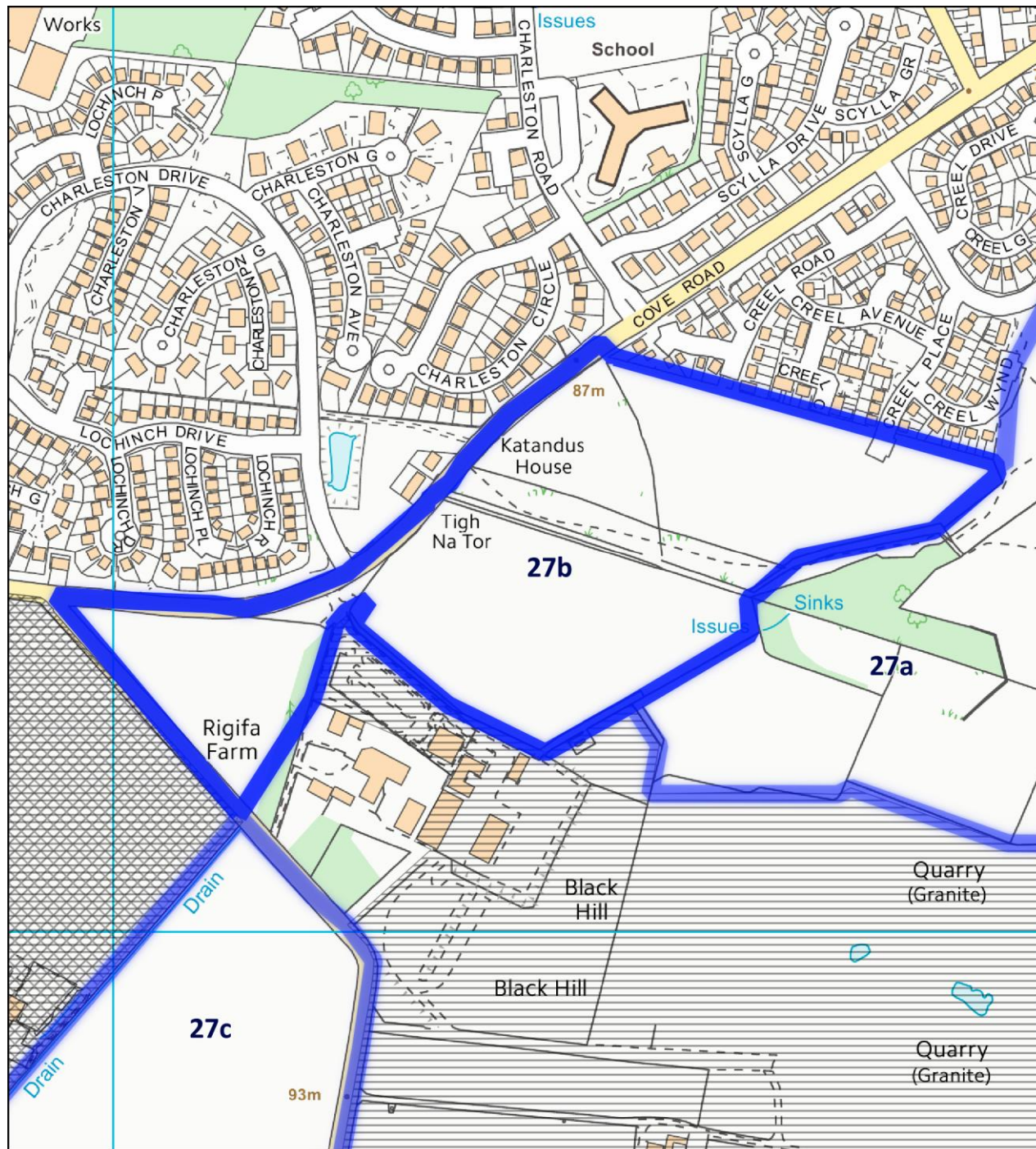
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects The unit forms the large majority of the Findon Plain LCA so most of its characteristics reflect this.</p> <ol style="list-style-type: none"> 1. Part of a gently undulating coastal plain that slopes gently towards the sea. 2. Although southern parts of the area is intensely managed, swathes of rough grasslands to the north extend towards the coast with small pockets of wet grassland, areas of gorse and scrub scattered across agricultural areas. 3. The landscape has a predominantly open appearance with some medium sized rectilinear fields enclosed by remnant stone dykes and post and wire fences. 4. Settlement is absent, and there are no roads or development within the unit. 5. The Core Path network is limited to the northern part of the unit, focused around the urban edge of Cove with several links to nearby urban areas. There is also an informal footpath network across open grassland and NCN Route 1 leads along the Cove Road to the west of the unit. 6. There is an area of open space with sea views, used for informal recreation, and accessible from residential areas. 7. Although influenced by surrounding residential development and quarrying activity, it is quieter near the coast away from major roads and activity. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland and recreational open space. • The earthworks required for development would adversely affect the gently undulating landform. • Development would detract from the strong undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Business development would contrast with the adjacent residential and industrial type. • Development would result in the loss of open farmland and recreational open space. • The earthworks required for development would adversely affect the gently undulating landform. • Development would detract from the strong undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern, but could relate to the adjoining quarry in the south. • Industrial development would contrast with the adjacent residential type. • Development would result in the loss of open farmland and recreational open space. • The earthworks required for development would adversely affect the gently undulating landform. • Development would detract from the strong undeveloped character and prevailing coastal influence. • Overall, physical and perceptual landscape aspects are very vulnerable. (m-h) |

Sensitivity Unit: 27a





Landscape Character Area/Type: Findon Plain LCA/Coastal Farmed Plain LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| In summary, the unit has some distinctive landscape characteristics with a strong and quite a strong and coherent identity. | | | |
| <p>B: Settlement boundaries</p> <p>1. Along south-eastern edge of Cove, dwellings of varied orientation are contained by a road and nearby open low rising ground.</p> <p>In summary, the settlement edge is quite robust</p> | <ul style="list-style-type: none"> • Development within the unit would affect the containing edge of low rising ground. • Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> • Development within the unit would affect the containing edge of low rising ground and contrast with adjacent residential use. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development within the unit would affect the containing edge of low rising ground and would particularly contrast with adjacent residential use. • A quarry is located to the south of the unit, but current quarry landforms (bundings) means any development within the area would have little obvious relationship to it. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. Views to the west tend to be short, contained by nearby built development and quarry landforms although nearer the open coast, there are some sea views in places.</p> <p>2. Much of the unit is visible from nearby residential areas.</p> | <ul style="list-style-type: none"> • Development would be visible across open ground from areas of nearby settlement and some coastal areas. | <ul style="list-style-type: none"> • Development would be very visible across open ground from areas of nearby settlement and some coastal areas. | <ul style="list-style-type: none"> • Development would be prominent across open ground from areas of nearby settlement and some coastal areas. |

| Sensitivity Unit: 27a | | Landscape Character Area/Type: Findon Plain LCA/Coastal Farmed Plain LCT | | |
|---|--|--|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | | |
| | Residential | Business | Industry | |
| <p>3. Although the East Coast Mainline forms the eastern boundary, it is in cutting and the unit is screened from view.</p> <p>In summary, there is some visibility to/from the surrounding local landscape.</p> | <ul style="list-style-type: none"> • Overall, views are quite vulnerable. (m) | <ul style="list-style-type: none"> • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Overall, views are very vulnerable. (h) | |
| <p>D: Landscape role</p> <p>1. The unit provides an open and undeveloped setting to nearby settlement.</p> <p>2. It also separates extensive residential development to the north from a quarry to the south.</p> <p>In summary, the landscape provides quite an important role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would adversely affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would adversely affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. • Development would adversely affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) | |
| OVERALL SENSITIVITY | Medium-High | Medium-high | High | |



Sensitivity Unit 27b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: **27b**

Landscape Character Area/Type: **Findon Plain LCA/Coastal Farmed Plain LCT**

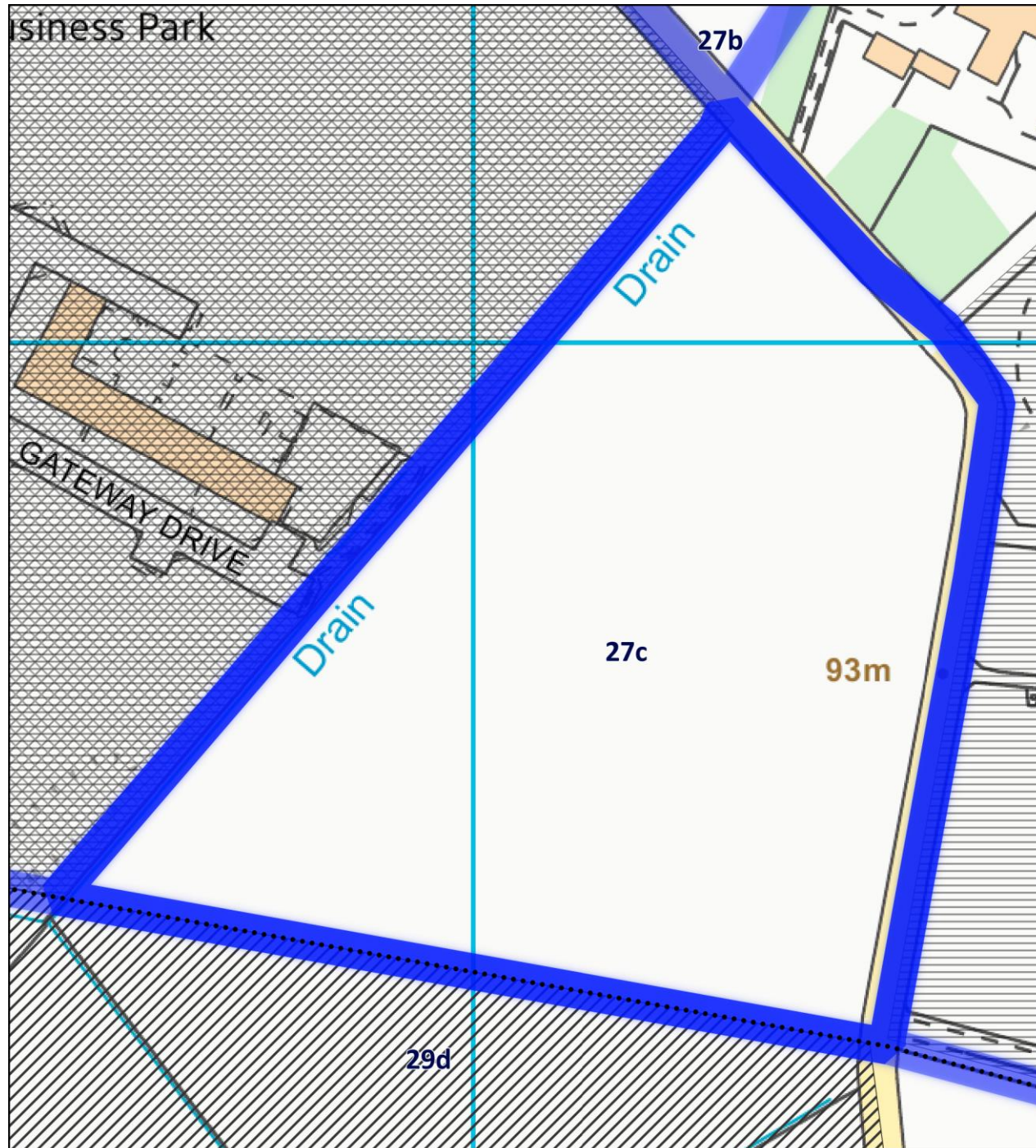
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit forms less than half of the Findon Plain LCA, at this detailed scale it does not exhibit some of the LCA’s key characteristics.</p> <ol style="list-style-type: none"> 1. Although part of a wider gently undulating coastal plain, the unit has a more complex rolling landform which is cut by a narrow wooded den. 2. Although much of the area is intensely managed, areas of gorse and scrub scattered across agricultural areas. 3. The landscape has a predominantly open appearance of medium sized rectilinear fields enclosed by remnant stone dykes and post and wire fences. 4. There are no roads or development within the unit. The area has a partly developed context of residential areas, a quarry and a nearby business park. 5. A Core Path leads through a small wooded den and NCN Route 1 leads along the Cove Road that forms the western boundary of the unit. 6. Surrounding development and a road limit rural character although a sense of relative peace and seclusion is experienced in the small wooded den. <p>In summary, the unit has some distinctive landscape characteristics with a strong and quite a strong and coherent identity.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the pattern of rectilinear fields enclosed by remnant stone dykes with no road access. • The earthworks required for development would adversely affect the gently undulating landform. • Development would detract from the sense of relative peace and seclusion in the small wooded den. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the pattern of rectilinear fields enclosed by remnant stone dykes with no road access. • The earthworks required for development would adversely affect the gently undulating landform. • Development would detract from the sense of relative peace and seclusion in the small wooded den. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the pattern of rectilinear fields enclosed by remnant stone dykes with no road access. • The earthworks required for development would adversely affect the gently undulating landform. • Development would detract from the sense of relative peace and seclusion in the small wooded den. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>1. Along most of the south-eastern edge of Cove, the rear gardens of adjacent dwellings are bounded by a relatively high wooden fence that forms an abrupt edge against open fields.</p> <p>2. Further west, residential development along Cove Road is bordered by a diverse mix of low garden fences and stone walls, hedgerows and garden vegetation.</p> <p>In summary, the settlement boundaries are strongly defined and robust.</p> | <ul style="list-style-type: none"> • Development would relate to existing housing adjoining the unit. • Overall, settlement boundaries are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would breach the coniferous woodland belt that contains an adjacent business park. • Development would also contrast with adjacent residential uses. • Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> • A quarry is located to the south of the unit, but current quarry landforms (bundling) means any development within the area would have little obvious relationship to it. • Development would also contrast with adjacent residential uses. • Overall, settlement boundaries are vulnerable (m-h) |
| <p>C: Views and gateways</p> <p>1. Views tend to be short, contained by nearby built development, woodland and quarry landforms.</p> <p>2. There are some views from nearby residential areas and Cove Road although no views from any gateway routes.</p> <p>In summary, there is some limited visibility to/from surrounding areas.</p> | <ul style="list-style-type: none"> • Development would be visible from nearby residential areas and Cove Road. • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would be visible from nearby residential areas and Cove Road. • Overall, views are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be very visible from nearby residential areas and Cove Road. • Overall, views are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit provides an open and undeveloped setting to nearby settlement.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting. | <ul style="list-style-type: none"> • Development would particularly adversely affect the undeveloped setting. |






Sensitivity Unit: **27b**

Landscape Character Area/Type: **Findon Plain LCA/Coastal Farmed Plain LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>2. It also separates extensive residential development to the north from a business centre to the south.</p> <p>In summary, the landscape has a locally important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the separation role of the unit. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the separation role of the unit. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the separation role of the unit. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Low-medium | Medium | Medium-high |



Sensitivity Unit 27c

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Existing Employment
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0

0.12 km



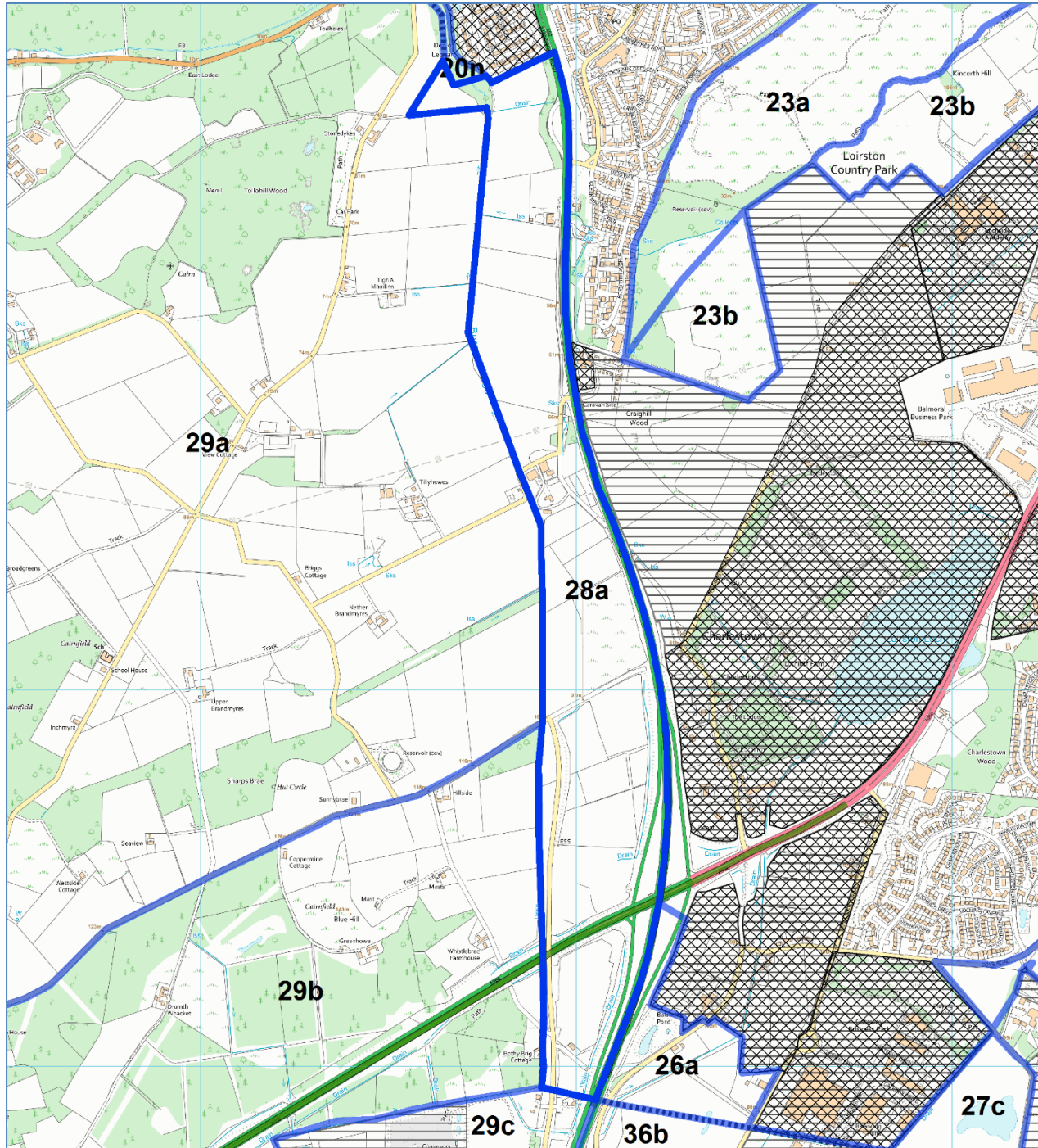
Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects This unit only forms a very small part of the Findon Plain LCA, at this detailed scale it does not exhibit some of the LCA's key characteristics.</p> <ol style="list-style-type: none"> 1. Part of a gently undulating coastal plain the unit has a landform of a small shallow basin. 2. The unit only consist of one medium sized open field bound by post and wire fences and occasional scrub that during winter, tends to flood in part. 3. Although the area has a partly developed context of a quarry to south and recent business park development to the north, there are no roads or development within the unit. 4. The landscape provides no or very little recreational use. 5. A busy landscape, influenced by surrounding quarrying activity and traffic. <p>The unit has very few distinctive landscape characteristics and has become fragmented by surrounding development.</p> | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern of the unit. • Development would result in the loss of open farmland. • Overall, landscape aspects are of very limited vulnerability. (l) | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern of the unit. • Development would result in the loss of open farmland. • Development would relate to the surrounding urban context. • Overall, landscape aspects are of very limited vulnerability. (l) | <ul style="list-style-type: none"> • Development would contrast with the settlement pattern of the unit. • Development would result in the loss of open farmland • Development would relate to the surrounding urban context. • Overall, landscape aspects are of very limited vulnerability. (l) |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. Units at Aberdeen Gateway Business Park form a very abrupt edge against open fields. 2. A small business park to the north is contained by a coniferous woodland belt and to the south; a quarry is contained by rising ground. | <ul style="list-style-type: none"> • Development would contrast with surrounding commercial uses. • Overall, settlement boundaries are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Overall, settlement boundaries are of very limited vulnerability. (l) | <ul style="list-style-type: none"> • Overall, settlement boundaries are of limited vulnerability. (l-m) |



Sensitivity Unit: **27c**

Landscape Character Area/Type: **Findon Plain LCA/ Coastal Farmed Plain LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| In summary, boundaries generally have little definition with a strong relationship to adjacent to development. | | | |
| <p>C: Views and gateways</p> <p>1. Views tend to be short, contained by nearby built development, and quarry landforms.</p> <p>In summary, there is some very limited visibility to/from surrounding areas.</p> | <ul style="list-style-type: none"> • Development would have very little visibility to and from surrounding areas. • Overall, views and gateways are of very limited vulnerability. (l) | <ul style="list-style-type: none"> • Development would have little visibility to and from surrounding areas. • Overall, views and gateways are of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would have little visibility to and from surrounding areas. • Overall, views and gateways are of limited vulnerability. (l-m) |
| <p>D: Landscape role</p> <p>1. The unit provides an undeveloped setting to a nearby business park and separates the quarry from it.</p> <p>In summary, the unit has a very limited landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting to the adjacent business park. • Development would adversely affect the separation between the business park and the quarry. • Overall, the landscape role is of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting to the adjacent business park. • Development would adversely affect the separation between the business park and the quarry. • Overall, the landscape role is of limited vulnerability. (l-m) | <ul style="list-style-type: none"> • Development would adversely affect the undeveloped setting to the adjacent business park. • Development would adversely affect the separation between the business park and the quarry. • Overall, the landscape role is of limited vulnerability. (l-m) |
| OVERALL SENSITIVITY | Low | Low | Low |



Sensitivity Unit 28a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
 -  Existing Employment
 -  Opportunity Site
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



0



0.8 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit includes the whole of the LCA and its characteristics reflect this. The Dee Valley LCA is a defining characteristic of Aberdeen’s landscape. The LCT is incorporated within the adjacent “Broad Wooded and Farmed Valley” LCT in Aberdeenshire that extends westwards to Crathes.</p> <ol style="list-style-type: none"> Forming a small part of the upper north facing slopes of the Dee Valley, the landform slopes down towards the urban edge of the city, with a gentler break in slope from east to west. To the north of the area, broadleaved woodland covers the small incised Den of Leggart where the Leggart burn drains into the nearby River Dee. Land use is mostly intensively managed pastoral farming with a linear pattern of medium-sized planned rectilinear fields, typically enclosed by stone and broad consumption dykes, extending up the valley side. A predominantly open and undeveloped landscape containing one farmstead enclosed by mixed shelter belts and two isolated dwellings. A largely inaccessible landscape although the busy A92 is adjacent and the Aberdeen Western Peripheral Route cuts through the southern part. The area thus forms an important undeveloped gateway into the city. | <ul style="list-style-type: none"> Development would be contrary to the development pattern. Development would result in the loss of farmland, including a strong pattern of medium-sized planned rectilinear fields, typically enclosed by stone and broad consumption dykes, extending up the open valley side. The earthworks required for development would adversely affect the sloping landform. Development would detract from the mostly undeveloped rural character. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the development pattern. Development would be contrary to the existing residential type Development would result in the loss of farmland, including a strong pattern of medium-sized planned rectilinear fields, typically enclosed by stone and broad consumption dykes, extending up the open valley side. The earthworks required for development would adversely affect the sloping landform. Development would detract from the mostly undeveloped rural character. Overall, physical and perceptual landscape | <ul style="list-style-type: none"> Development would be contrary to the development pattern. Development would be contrary to the existing residential type. Development would result in the loss of farmland, including a strong pattern of medium-sized planned rectilinear fields, typically enclosed by stone and broad consumption dykes, extending up the open valley side. The earthworks required for development would adversely affect the sloping landform. Development would detract from the mostly undeveloped rural character. Overall, physical and perceptual landscape |

Sensitivity Unit: **28a**

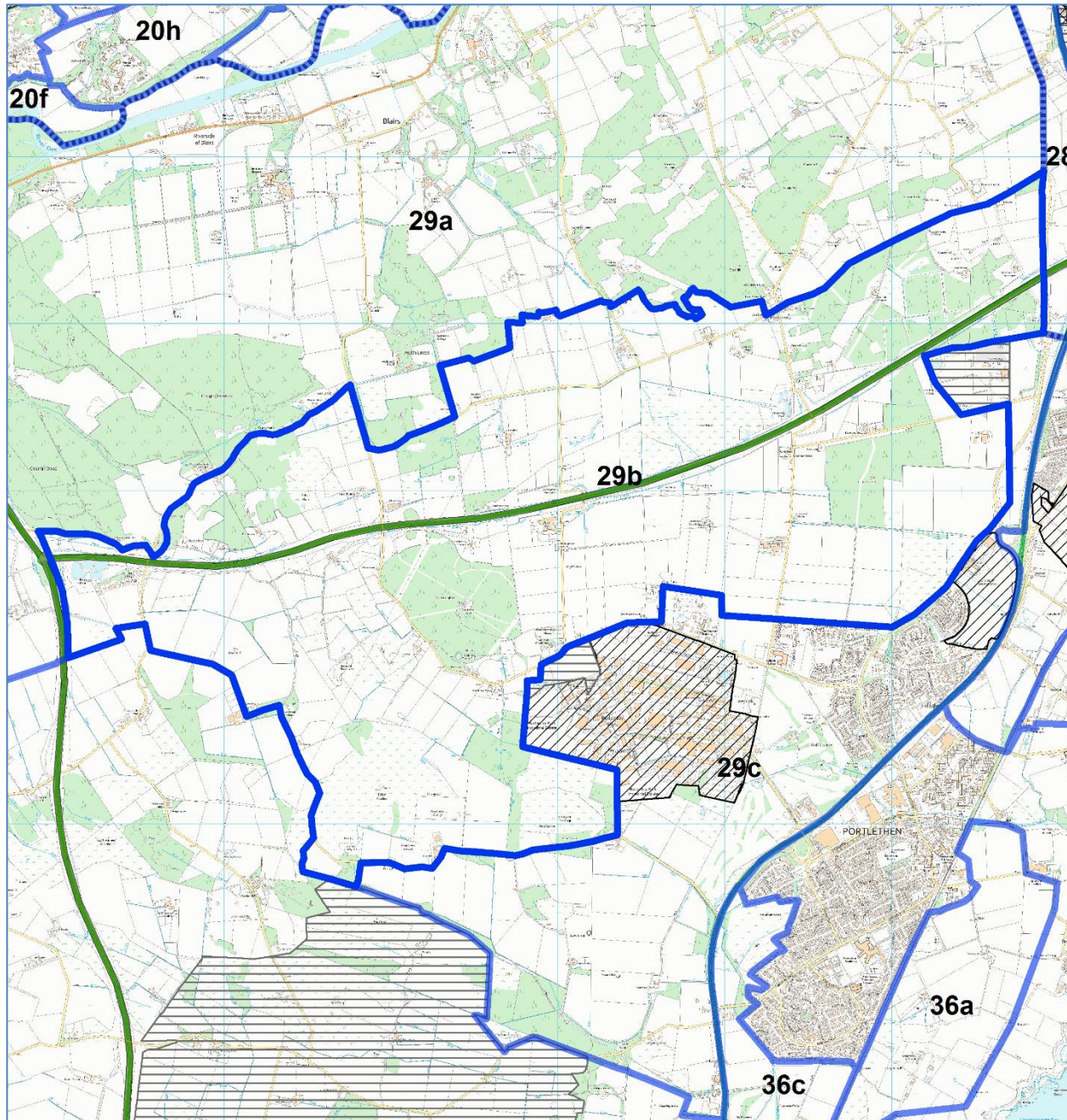
Landscape Character Area/Type: **South Deeside Upper Slopes LCA/River Valley LCT/Broad Wooded and Farmed Valley LCT**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>6. Recreational use is very limited due to an absence of paths, roads, accessible woodlands and other recreational infrastructure.</p> <p>7. The very busy nearby roads make the landscape noisy although, like the adjoining areas in Aberdeenshire, the landscape retains a degree of rural character.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with a quite a strong and coherent identity.</p> | | aspects are very vulnerable. (h) | aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. Trees alongside the A92, as well as the A92 itself, form a very robust edge to the residential development at Kincorth although there is some relationship to residential development at Hilldowntree towards the north of the unit.</p> <p>In summary, most settlement boundaries are very robust.</p> | <ul style="list-style-type: none"> • Development would breach the strong containment of residential development to the east provided by the A92. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the strong containment of residential development to the east provided by the A92. • It would also notably contrast with residential development at Hilldowntree towards the north of the unit. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would breach the strong containment of residential development to the east provided by the A92. • It would also notably contrast with residential development at Hilldowntree towards the north of the unit. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> | <ul style="list-style-type: none"> • Development would be quite prominent across open sloping ground, particularly | <ul style="list-style-type: none"> • Development would be very prominent across open sloping ground, particularly | <ul style="list-style-type: none"> • Development would be very prominent across open sloping ground, particularly |

Sensitivity Unit: 28a

Landscape Character Area/Type: South Deeside Upper Slopes LCA/River Valley LCT/Broad Wooded and Farmed Valley LCT

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>1. Looking north across sloping fields, there are long range views over the city and shorter range views of the low-lying skyline of Kincorth Hill to the north-east.</p> <p>2. There are views across the unit from the Aberdeen Western Peripheral Route to the south of the unit and from the A92, there are filtered views through roadside hedgerow.</p> <p>3. The unit is visible from various parts of the city, providing a rural backdrop from within the built-up area.</p> <p>In summary, there is extensive visibility from/to surrounding areas, including gateway routes and the city.</p> | <p>from the A92 and Aberdeen Western Peripheral Route</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <p>from the A92 and Aberdeen Western Peripheral Route</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <p>from the A92 and Aberdeen Western Peripheral Route.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The Dee valley is one of the distinctive and defining features of Aberdeen’s landscape. The unit provides an undeveloped setting to the A92/Aberdeen Western Peripheral Route and a rural backdrop when viewed from parts of the Dee Valley LCA and the city itself to the north.</p> <p>In summary, the landscape provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the undeveloped setting to the A92/Aberdeen Western Peripheral Route and the rural backdrop when viewed from parts of the Dee Valley LCA to the north, and areas within the city itself. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the partially undeveloped setting to the A92/Aberdeen Western Peripheral Route and the rural backdrop when viewed from parts of the Dee Valley LCA to the north, and areas within the city itself. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the partially undeveloped setting to the A92/Aberdeen Western Peripheral Route and the rural backdrop when viewed from parts of the Dee Valley LCA to the north, and areas within the city itself. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 29b

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
 -  Existing Employment
 -  Opportunity Site
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



0

1.9 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Housing | Business | Industry |
| <p>A: Physical and perceptual landscape aspects Although the unit only forms part of a much larger LCT, its characteristics are quite representative of it.</p> <ol style="list-style-type: none"> 1. A landscape that lies quite close to the coast but also on the fringes of the uplands of Aberdeenshire. 2. Gently undulating with gentle slopes up to the south and west, and some flatter areas of moss. 3. Semi-natural vegetation is limited but includes some grassland, moss and scrub, and heathy habitats amongst farmland. 4. Land cover is mostly rough grazing enclosed by low stone dykes although coniferous shelterbelts and geometric plantations and areas of woodland provide a degree of enclosure to open farmland. 5. Scattered farms with large buildings and occasional residential dwellings are accessed by straight minor roads that follow landform. There are no large industrial or business buildings within the unit. The adjacent unit contains Badentoy industrial estate and City South business park, of which City South is visible from parts of this unit. 6. Recreational use is quite widespread and includes walking and cycling along rural roads, some of which are designated Core Paths and the National Cycle Network | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including the pattern of rough pastures enclosed by stone dykes. • Development could detract from the setting of historic features. • Development would detract from the mostly undeveloped rural character and the experience of relative tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including the pattern of rough pastures enclosed by stone dykes. • Development could detract from the setting of historic features. • Development would detract from the mostly undeveloped rural character and the experience of relative tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads. • Development would result in the loss of open farmland, including the pattern of rough pastures enclosed by stone dykes. • Development could detract from the setting of historic features. • Development would detract from the mostly undeveloped rural character and the experience of relative tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: **29b**

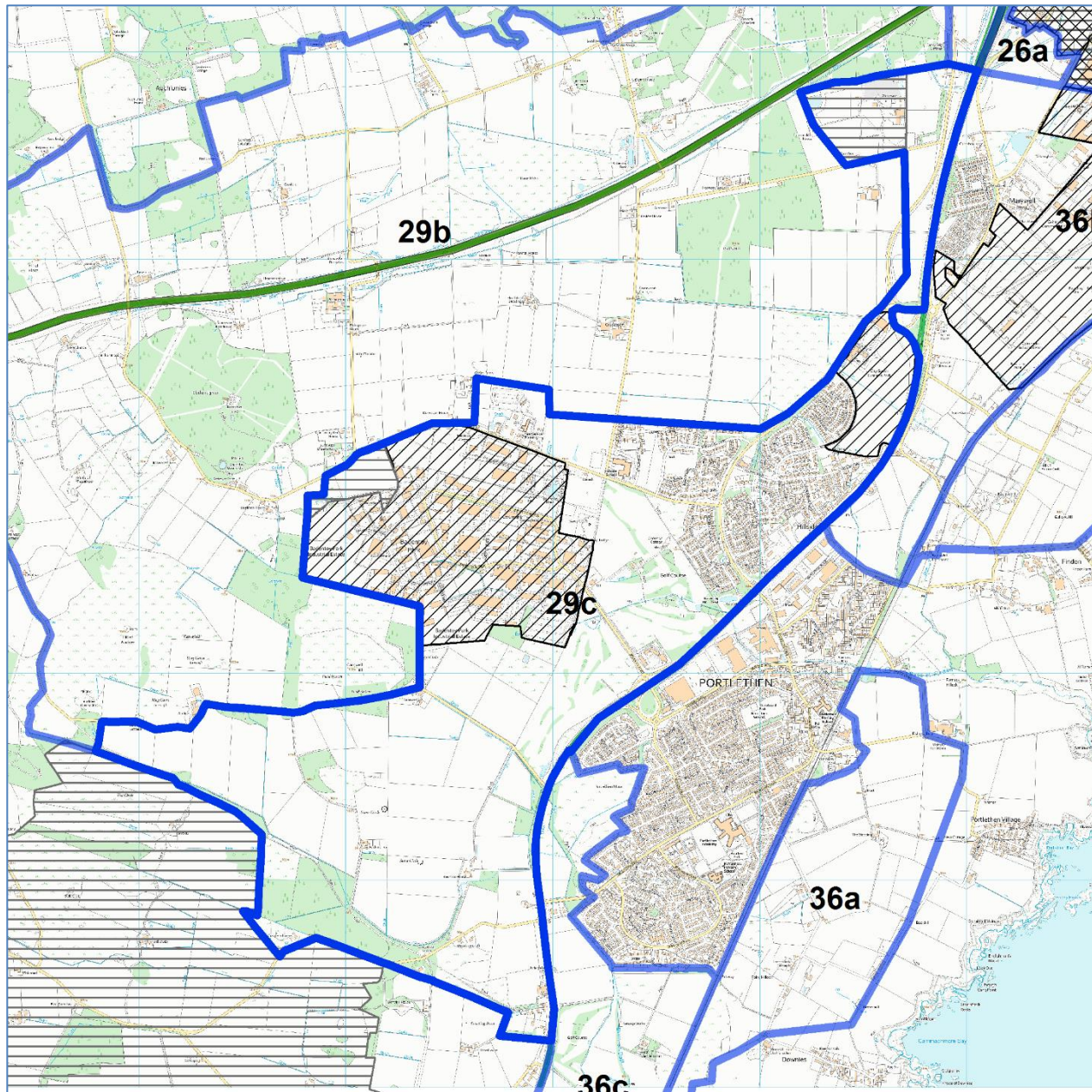
Landscape Character Type: **1998: Agricultural Heartlands; 2019: Farmed Moorland Edge**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Housing | Business | Industry |
| <p>(NCN) Route 1. Some forestry plantations also provide recreational access.</p> <p>7. Historic features include Stone Circles at Aquhorthies and Bourtreebush.</p> <p>8. Most of the unit is detached from major settlement, and has some rural character although tranquillity is affected by the Aberdeen Western Peripheral Route that runs through the middle of the unit.</p> <p>In summary, there are some distinctive landscape characteristics with a quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Hillside village and Badentoy Industrial Park are in the adjoining unit 29c, with a short section of boundary on the southern boundary of this unit. Here both the village and the Industrial Park largely back onto open fields, but the majority of buildings are quite well contained by rising ground.</p> <p>In summary, there is one short settlement boundary, which is quite well contained and has limited influence on the unit.</p> | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to existing development. • With the limited influence of the short, adjoining settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to existing development. • With the limited influence of the short, adjoining settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement pattern with little relationship to existing development. • With the limited influence of the short, adjoining settlement boundary, the unit is very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Although woodland provides a degree of containment, there are open views across most of the unit with some long range views north to the upper slopes and skyline of the Dee Valley, and west towards the Grampians.</p> | <ul style="list-style-type: none"> • Development would be very visible in the open landscape, including from the Aberdeen Western Peripheral Route. | <ul style="list-style-type: none"> • Development would be prominent in the open landscape, including from the Aberdeen Western Peripheral Route. | <ul style="list-style-type: none"> • Development would be prominent in the open landscape, including from the Aberdeen Western Peripheral Route. |

Sensitivity Unit: **29b**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Farmed Moorland Edge**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|--|
| | Housing | Business | Industry |
| <p>2. There are also views of parts of the unit and of the upper slopes and skyline of the Dee Valley from the Aberdeen Western Peripheral Route and stretches of the A92.</p> <p>Overall, there is quite extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> Overall, views and gateways are quite vulnerable. (m-h) | <ul style="list-style-type: none"> Overall, views and gateways are quite vulnerable. (m-h) | <ul style="list-style-type: none"> Overall, views and gateways are quite vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit provides an undeveloped setting to the Aberdeen Western Peripheral Route, A956 and A92, and a rural backdrop and skyline setting to the Dee Valley.</p> <p>2. Parts of the unit separate large areas of settlement principally Chapleton of Elsick and Portlethen from the southern outskirts of Aberdeen.</p> <p>In summary, the landscape role is very important.</p> | <ul style="list-style-type: none"> Development would adversely affect the undeveloped setting to gateway routes, the separation function, and possibly the rural backdrop and skyline setting to the Dee Valley. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the undeveloped setting to gateway routes, the separation function and possibly the rural backdrop and skyline setting to the Dee Valley. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the undeveloped setting to gateway routes, the separation function and in many situations, the rural backdrop and skyline setting to the Dee Valley. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 29c

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
 -  Existing Employment
 -  Opportunity Site
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



0



1.9 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Housing | Business | Industry |
| <p>A: Physical and perceptual landscape aspects The unit forms a small, relatively settled part of a much LCT. Some of its characteristics are representative of it.</p> <ol style="list-style-type: none"> 1. A landscape that lies quite close to the coast but also on the fringes of the uplands of Aberdeenshire. 2. Very gently undulating with some flatter areas of moss. 3. Semi-natural vegetation is limited but includes some patches of grassland, moss and scrub. 4. Occasional lines of trees and patches of woodland, mostly coniferous and planting on the golf course provide a limited degree of wooded enclosure in places. 5. Land use in undeveloped areas is mostly pastoral and arable rectilinear fields enclosed by a strong pattern of stone dykes. 6. The unit includes the settlement of Hillside, a large industrial park (Badentoy), new business park (City South) in the north of Hillside and a golf course. Towards the south, there are a few farmsteads and residential dwellings. 7. Recreational use includes walking and cycling along rural roads, one of which is a designated Core Path and the National Cycle Network (NCN) Route 1 crosses the unit. 8. In parts of the south of the unit, away from major settlement (including Porthlethen in the adjoining unit), some rural character remains although tranquillity is affected by A92 and activity at Badentoy and City South. | <ul style="list-style-type: none"> • The relatively simple landform could accommodate development without major terracing/earth works. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. • Development away from Hillside would be contrary to the settlement pattern and near to the industrial park would also contrast in type of development. • Development would detract from the rural character. • Overall, physical and perceptual landscape aspects are of low vulnerability. (l-m) | <ul style="list-style-type: none"> • The relatively simple landform could accommodate development without major terracing/earth works. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes • Development away from Badentoy and City South would be contrary to the settlement pattern and elsewhere would also contrast in type of development. • Development would detract from the rural character. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • The relatively simple landform could accommodate development without major terracing/earth works. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes • Development away from Badentoy would be contrary to the settlement pattern and elsewhere would also contrast in type of development. • Development would detract from the rural character. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) |

Sensitivity Unit: 29c

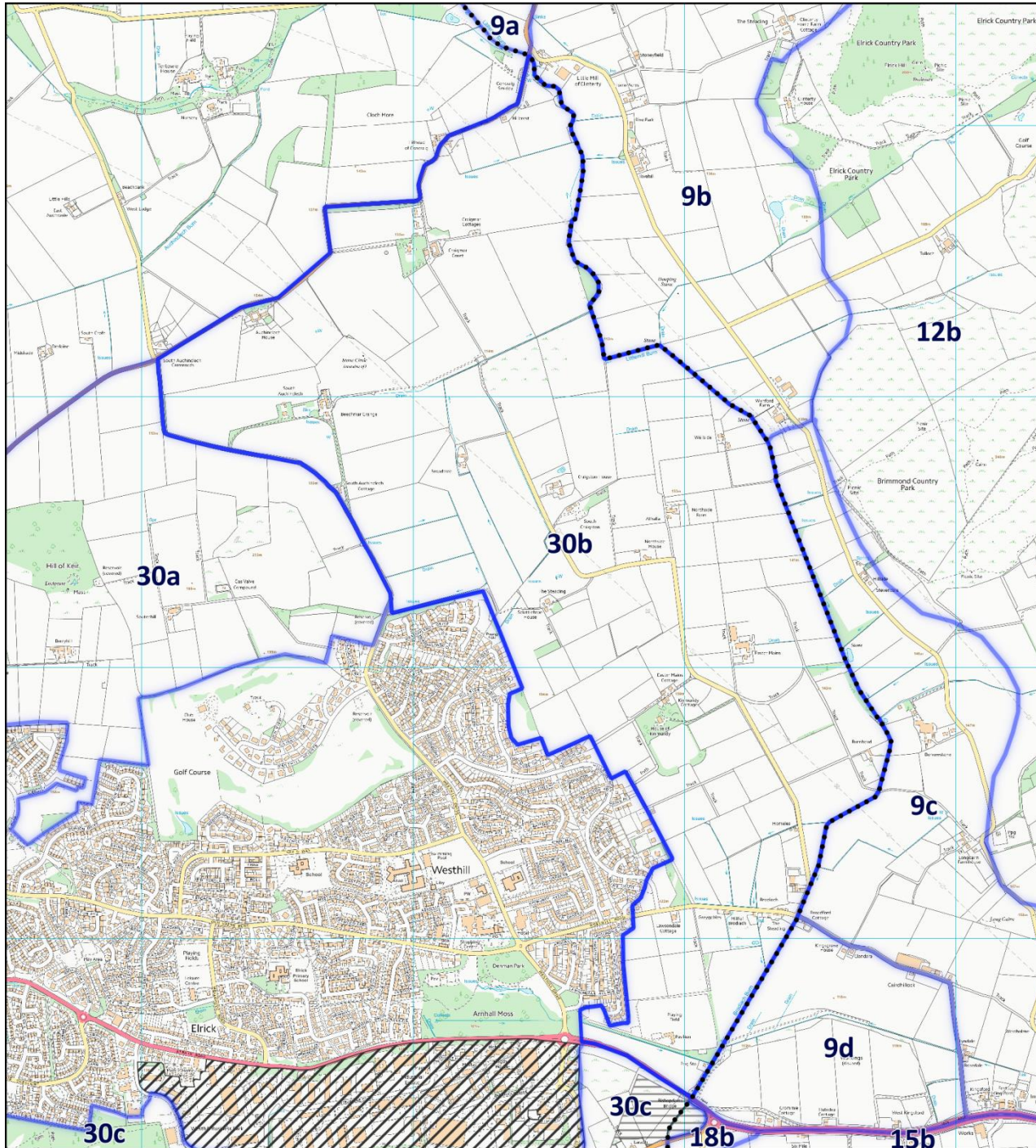
Landscape Character Type: 1998: Agricultural Heartlands; 2019: Farmed Moorland Edge

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Housing | Business | Industry |
| In summary, there are some distinctive landscape characteristics although development areas and roads introduce fragmentation and reduce tranquillity. | | | |
| <p>B: Settlement boundaries</p> <ol style="list-style-type: none"> 1. Residential development along the western edge of Hillside is generally well contained by recent woodland planting and the golf course immediately to the south west. 2. Several new business units to the north of Hillside form a hard edge against an open road. 3. Beyond the unit to the south, residential development at Portlethen is well contained by woodlands alongside the A92. 4. Badentoy Industrial Park is relatively well contained by trees and woodlands in places along the southern edge and although the northern edge largely backs onto open fields, the majority of units are quite well contained by rising ground. City South business park is more widely visible. <p>In summary, settlement boundaries are quite robust although in places, there is some visual relationship with nearby residential, business and industrial development.</p> | <ul style="list-style-type: none"> • Development along the western edge of Hillside would breach the prevailing wooded edge. • Development to the south of Hillside would breach the containment provided by the golf course. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development around Badentoy Industrial Park would contrast with the existing development type and breach the reasonably well contained edges of rising ground or tree belts and woodland. • Development along residential settlement edges would contrast with adjacent uses and breach wooded containing edges • Overall, settlement boundaries are vulnerable (h) | <ul style="list-style-type: none"> • Development near to Badentoy Industrial Park would breach the reasonably well contained edges of rising ground or tree belts and woodland. • Development along other edges would notably contrast with surrounding uses. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. In general, views across the unit are limited by rising ground, woodland or built development although to the | <ul style="list-style-type: none"> • Development would be very visible in the open parts of | <ul style="list-style-type: none"> • Development would be quite prominent in the open | <ul style="list-style-type: none"> • Development would be prominent in the open parts |






Sensitivity Unit: 29c

Landscape Character Type: 1998: Agricultural Heartlands; 2019: Farmed Moorland Edge

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Housing | Business | Industry |
| <p>south of the unit, there are some important views towards Boswell’s Monument on Hill of Auchlea in the adjacent unit.</p> <p>2. Views from the A92 are close, sometimes partly screened by roadside trees.</p> <p>In summary, there is close visibility to and from surrounding areas, including parts of a busy main road.</p> | <p>the landscape, including from gateway route.</p> <ul style="list-style-type: none"> Nearby built development could provide some local screening. Overall, views and gateways are vulnerable. (m-h) | <p>parts of landscape, including from gateway route.</p> <ul style="list-style-type: none"> Nearby built development could provide some local screening. Overall, views and gateways are very vulnerable. (h) | <p>of the landscape, including from gateway route.</p> <ul style="list-style-type: none"> Nearby built development could provide some local screening. Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides some rural setting to settlement and undeveloped setting to gateway route.</p> <p>2. Parts of the unit separate large areas of settlement principally Chapleton of Elsick and Portlethen from the southern outskirts of Aberdeen.</p> <p>In summary, the landscape role is quite important.</p> | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. The rural setting to the A92 could also be adversely affected. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. The rural setting to the A92 could also be adversely affected. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would particularly adversely affect the rural setting and separation between settlements. The rural setting to the A92 could also be adversely affected. Overall, the landscape role is vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 30b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Existing Employment
-  Opportunity Site
- Aberdeen
-  Opportunity Site



0



1 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Aberdeen City Council- Licence No. 100023401. 2019

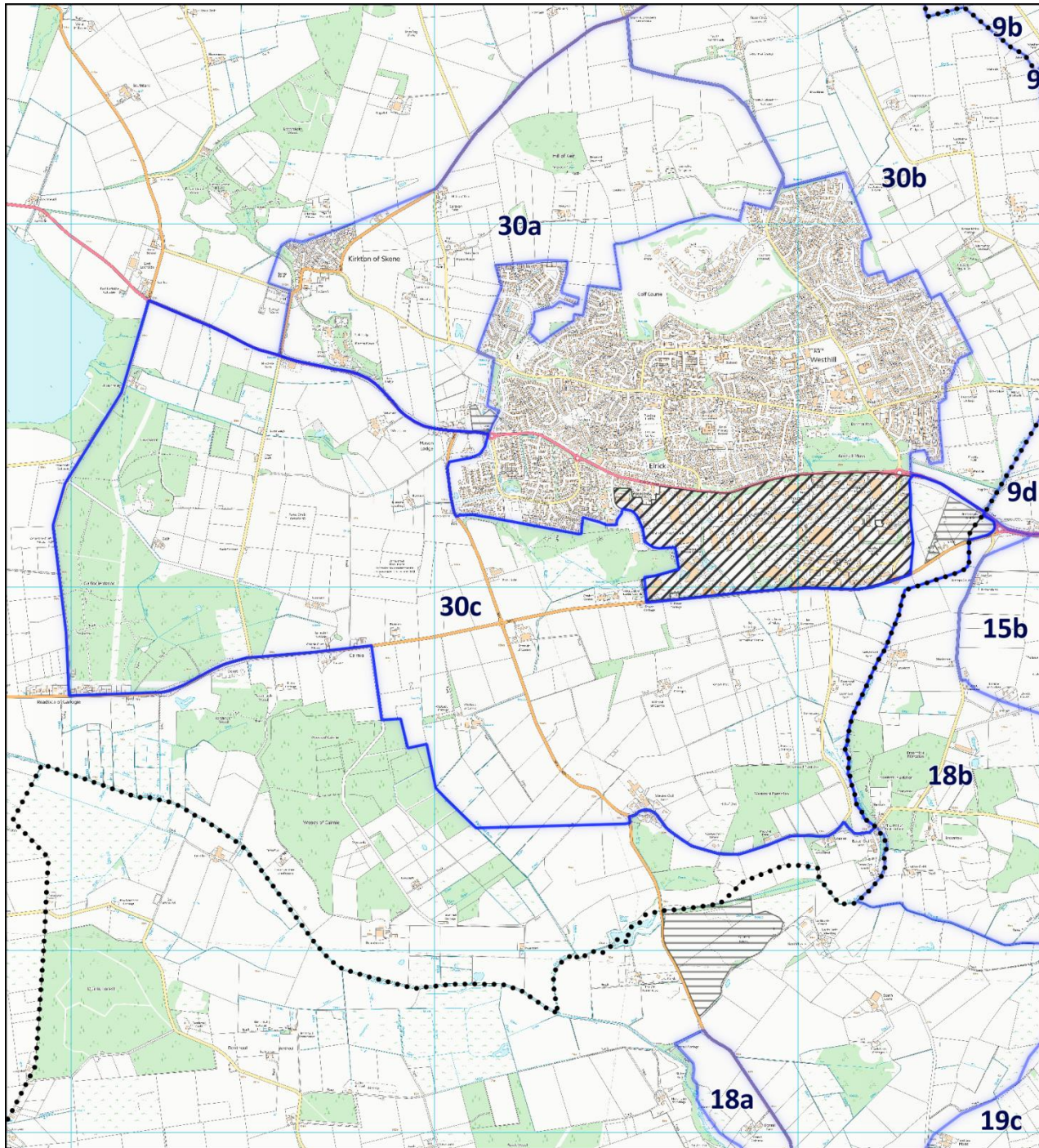
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit generally reflects the characteristics of the LCT. It is more gently undulating, with fewer evident archaeological features than the LCT.</p> <ol style="list-style-type: none"> 1. Small, undulating valley containing the meandering Littlemill Burn. 2. Semi-natural vegetation is limited to riparian areas along the burn. 3. Well wooded, with beech avenues, mixed tree belts and small angular woodland blocks. 4. Land use is mixed arable and pasture farmland, interspersed with woodlands. 5. Small to medium sized rectilinear fields are divided by low stone dykes and post and wire fences, forming a strong, geometric pattern. 6. Settlement is limited to farms along the valley sides and some scattered dwellings. There are no large industrial or business buildings within the unit. 7. Minor roads are aligned north-south. The B979 borders the unit to the north. 8. Historic features include listed buildings and the designed landscape associated with Kinmundy House. There is a listed building at Auchincleach in the north and the remains of a stone circle nearby which is not scheduled. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. • The earthworks required for development would adversely affect the undulating valley landform • Development could adversely affect the landscape setting of historic features. • Development would detract from the wooded rural character, including sense of tranquillity and detachment from the city. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. • The earthworks required for development would adversely affect the undulating valley landform. • Development could adversely affect the landscape setting of historic features. • Development would detract from the wooded rural character, sense of tranquillity and detachment from the city. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. • Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. • The earthworks required for development would adversely affect the undulating valley landform. • Development could adversely affect the landscape setting of historic features. • Development would detract from the wooded rural character, sense of tranquillity and detachment from the city. • Overall, physical and perceptual landscape |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>9. Recreational access is mostly along minor roads. Proposed Core Paths would link Kirkton of Skene with Hill of Keir, then through the unit to the car park to the west of Brimmond Hill</p> <p>10. The landscape has a distinctive wooded, rural character, sense of tranquillity and detachment from the city, despite nearby transmission lines and glimpses of nearby business and industrial developments.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | aspects are vulnerable. (m-h) | aspects are very vulnerable. (h) | aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. Housing within Westhill is contained by landform to the north, providing a robust settlement boundary.</p> <p>2. Further south, mixed woodland belts provide screening, although the edge is more open beside Lawsondale Playing Fields.</p> <p>In summary, settlement boundaries are mostly robust.</p> | <ul style="list-style-type: none"> • Development would tend to breach the robust edges. • Overall, settlement boundaries are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would breach robust edges and contrast with adjacent uses. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach robust edges and very notably contrast with adjacent uses. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. There are short to medium range framed views to surrounding hills from the unit.</p> | <ul style="list-style-type: none"> • Development would be clearly visible from surrounding hills. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be highly visible from the surrounding hills and possibly, from the A944. | <ul style="list-style-type: none"> • Development would be highly visible from the surrounding hills and possibly, from the A944. |






Sensitivity Unit: **30b**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>2. The surrounding hills have views of the unit. These include Brimmond, Elrick and Tyrebagger Hills, Kingshill and hills within unit 30A, to the north of the settlement.</p> <p>3. There is limited visibility from the A944, due to screening by woodland belts.</p> <p>In summary, there is relatively extensive visibility to and from surrounding areas.</p> | | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit has an important role as the undeveloped setting of Westhill and as the foreground in views from Westhill of the hills to the east.</p> <p>2. It also separates Westhill and Kingswells.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> Development would adversely affect the role of the unit as the undeveloped setting of Westhill and as the foreground in views from Westhill towards the hills to the east. Development could also adversely affect the separation of Westhill and Kingswells. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would particularly adversely affect the role of the unit as the undeveloped setting of Westhill and as the foreground in views from the settlement east towards the hills. Development could also adversely affect the separation of Westhill and Kingswells. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would particularly adversely affect the role of the unit as the undeveloped setting of Westhill and as the foreground in views from the settlement east towards the hills. Development could also adversely affect the separation of Westhill and Kingswells. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 30c

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Existing Employment
-  Opportunity Site
- Aberdeen
-  Opportunity Site



0

1.6 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

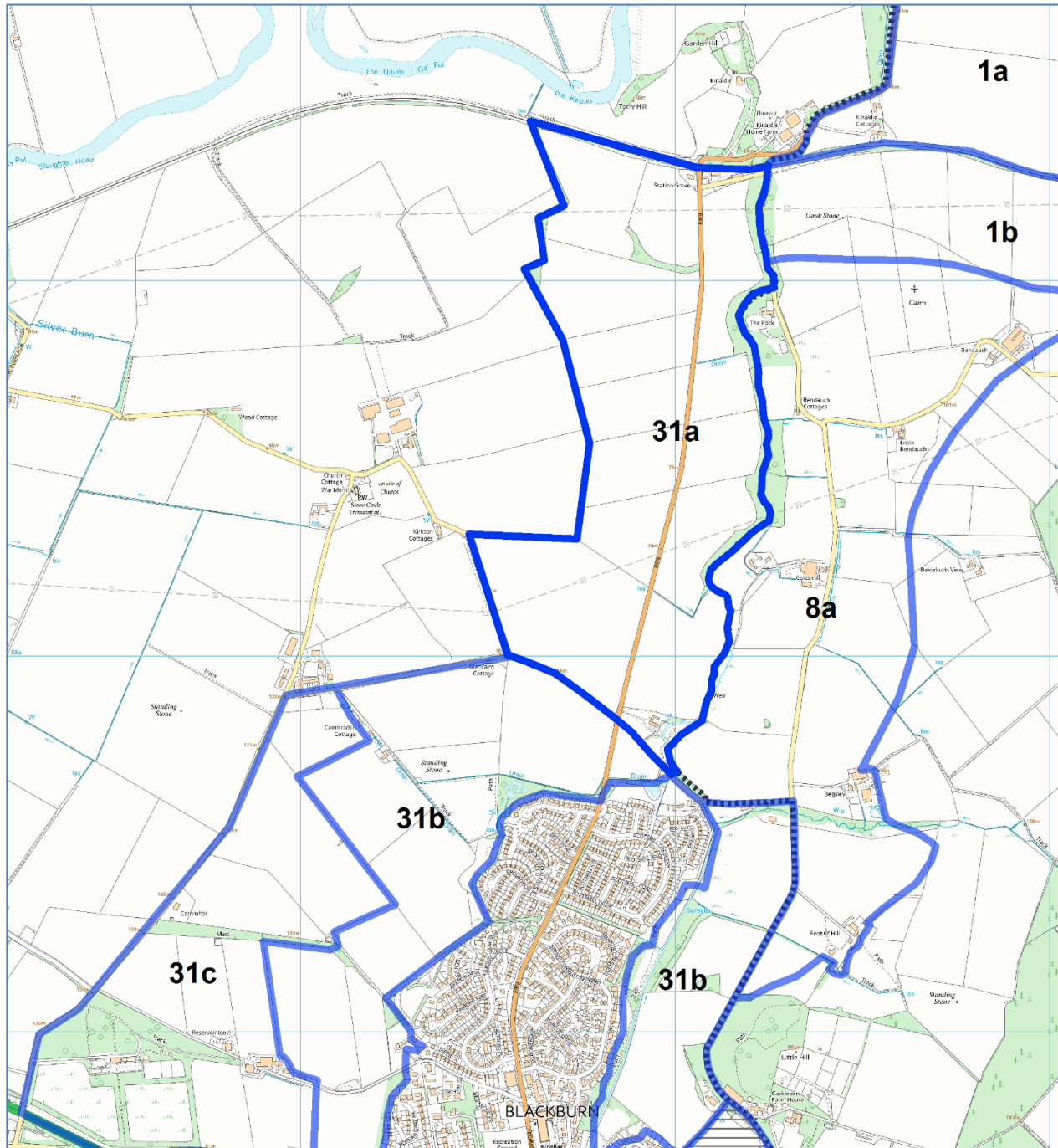
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>This unit generally reflects the characteristics of the LCT as a whole.</p> <ol style="list-style-type: none"> Gently rolling landform. Semi-natural vegetation includes heathland, grassland and fen at Carnie Woods and rush meadow, rough grassland and scrubby field boundaries elsewhere. Well-wooded areas contrast with open fields, with a number of conifer, mixed and broadleaved woodlands and small groups of trees around houses and farmsteads. Land use is predominantly improved grassland and arable farmland with some conifer plantations in the west of the unit. Small to medium sized rectilinear fields are enclosed by stone dykes with some gorse or broom hedges, forming a strong, geometric pattern on the rolling landform. Settlement is limited to scattered farmsteads and dwellings. There are no large industrial or business buildings within the unit but adjacent, south of Westhill, Arnhall Business Park forms the north-eastern boundary of the unit. Reasonably accessible, with the A944 forming the northern boundary and a number of B roads and minor roads throughout. | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. The earthworks required for development would adversely affect the rolling landform. Development could adversely affect the landscape setting of historic features. Development would detract from the rural character and general sense of detachment from the city. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. The earthworks required for development would adversely affect the rolling landform. There could be some association with nearby business use, but this would introduce a 'corridor' of business development on both sides of the B9119. Development could adversely affect the landscape setting of historic features. Development would detract from the rural character and | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. Development would result in the loss of open farmland, including the strong pattern of rectilinear fields enclosed by stone dykes. The earthworks required for development would adversely affect the rolling landform. Development could adversely affect the landscape setting of historic features. Development would detract from the rural character and general sense of detachment from the city. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>8. A car park provides access to Carnie Woods from the B979, where the footpaths and boardwalks are well used. Otherwise, recreational access is mostly along minor roads.</p> <p>9. A proposed Core Path would follow the Brodiach Burn, linking the B9119 and A944, and then continuing north-west to Kirkton of Skene, where it would join with other routes to the north and east.</p> <p>10. Historic features include Springhill Standing Stone (Scheduled Monument), Mill of Brotherfield and Easter Ord (Listed Buildings) and a number of consumption dykes.</p> <p>11. The landscape has a distinctive rural character and general sense of detachment from the city, despite the busy roads and Arnhall Business Park.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | <p>general sense of detachment from the city.</p> <ul style="list-style-type: none"> • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | |
| <p>B: Settlement boundaries</p> <p>1. Business units within Westhill form an abrupt edge at the B9119.</p> <p>2. West of the Brodiach Burn, industrial units are screened by dense mixed woodlands within Carnie Wood, also forming a robust edge.</p> <p>In summary, settlement boundaries are robust.</p> | <ul style="list-style-type: none"> • Development would breach the road (B9119) or boundaries of landform or woodland. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the road (B9119) or boundaries of landform or woodland. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the road (B9119) or boundaries of landform or woodland. • There would also be a contrast with adjacent uses. |


Sensitivity Unit: **30c**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| | | | <ul style="list-style-type: none"> Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> There are wide views from the unit, centred on the Grampian Hills to the west. The unit is visible from Brimmond and Elrick Hills, Kingshill and in long views from the west. Forest plantations at Hill of Ord prevent views from the south. There is visibility from the B9119 and B979, the main approaches to Westhill. <p>In summary, there is relatively extensive visibility to and from surrounding areas.</p> | <ul style="list-style-type: none"> Development would be clearly visible in open parts of the unit. Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> Development would be highly visible in open parts of the unit. Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be prominent in open parts of the unit. Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit has an important role as the undeveloped foreground setting to Westhill, providing a strong contrast to the business development. <p>In summary, the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> Development would adversely affect the role of the unit as the undeveloped setting of Westhill. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would strongly adversely affect the role of the unit as the undeveloped setting of Westhill. Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> Development would particularly adversely affect the role of the unit as the undeveloped setting of Westhill. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 31a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Existing Employment
-  Opportunity Site



0



0.8 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects The characteristics of this unit closely reflect the key characteristics of the LCT.</p> <ol style="list-style-type: none"> Broad valley side, very gently undulating and sloping down to Black Burn to the east. Semi-natural vegetation mainly limited to riparian strips along Black Burn, although some lower-lying wetter permanent pastures are likely to have some habitat value. Mainly open landscape with some woodland structure, mainly in the east of the unit, consisting of riparian woodlands and a few tree belts. Arable farming and pasture on mainly large geometric fields in a regular pattern, mostly enclosed by stone dykes. Most of the unit is free from settlement. That present consists of a few dwellings, rural buildings and small industrial buildings confined to the north and south edge of the unit. There are no large industrial or business buildings within the unit. The relatively straight B979 runs along the centre of the unit, and the main Aberdeen – Inverness railway line forms the northern edge of the unit. The canal milestone and bridge on northern boundary are Scheduled Monuments. | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern. Development would result in the loss of open farmland, enclosed by stone dykes. Development would detract from the open, rural character and relative tranquillity of the area. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern. Development would result in the loss of open farmland, enclosed by stone dykes. Development would detract from the open, rural character and relative tranquillity of the area. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern. Development would result in the loss of open farmland, enclosed by stone dykes. Development would detract from the open, rural character and relative tranquillity of the area. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **31a**

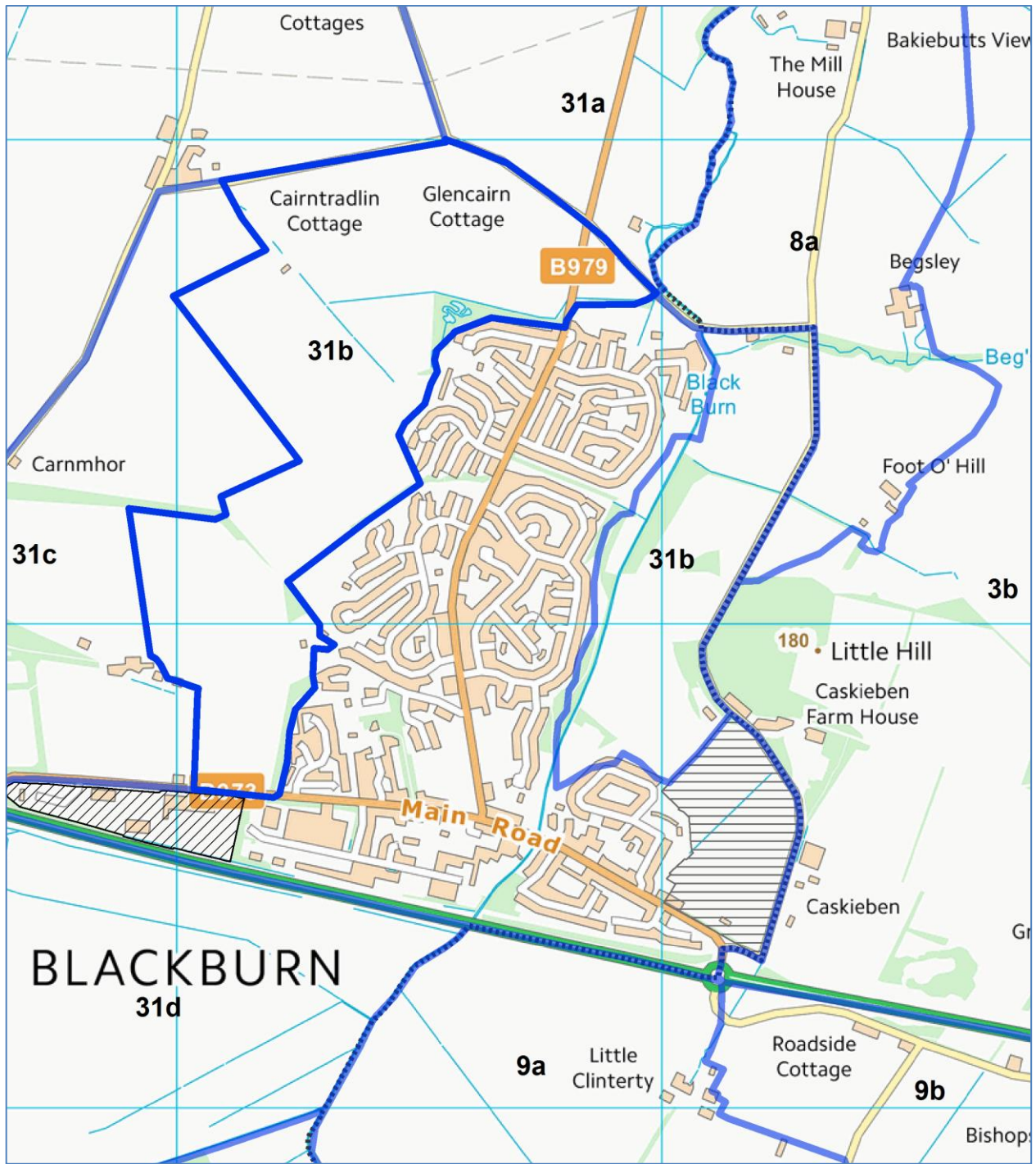
Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>8. Recreational use appears to be largely limited to minor roads on the unit boundaries to the north and south.</p> <p>9. Generally open, uniform, rural and relatively tranquil character, despite the central road.</p> <p>In summary, the unit has distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Settlement boundaries are limited to a small cluster of properties in the northern edge of the unit which has a well-defined boundary, with good tree cover.</p> <p>2. The northern edge of Blackburn, outside of the unit, has breached the valley skyline. This edge is very visible from the southern end of the unit in direct line of sight of the B979.</p> <p>In summary, settlement boundaries are limited and robust. The unit is influenced by the north edge of Blackburn (outside of the unit) which is quite weak. As there are few settlement boundaries this factor is very sensitive overall.</p> | <ul style="list-style-type: none"> • Development would be in contrast to the settlement pattern and could further weaken the containment of the north edge of Blackburn. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development could create a poor transition between existing housing in the adjoining unit and the open, agricultural landscape. • Development could further weaken the containment of the north edge of Blackburn. • Development would also contrast with nearby residential uses. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would create a poor transition between existing housing in the adjoining unit and the open, agricultural landscape. • Development could further weaken the containment of the north edge of Blackburn. • Development would also contrast nearby residential uses. • Overall, settlement boundaries are vulnerable (m-h) |
| <p>C: Views and gateways</p> <p>1. Views east to west from the unit tend to be medium to long across open fields, with more distant views north and south from the main spine road (B979).</p> | <ul style="list-style-type: none"> • Development would be highly visible in most parts. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be highly visible in most parts. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be highly visible in most parts. • Overall, views and gateways are very vulnerable. (h) |

Sensitivity Unit: **31a**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|--|
| | Residential | Business | Industry |
| <p>2. Tyrebagger Hill is visible to the east and Bennachie can be seen to the north-west from the northern part of the unit.</p> <p>3. Visibility from surrounding areas in the west is reduced by gently rising slopes, but there are views of the unit from nearby areas of higher ground to the east, including Tyrebagger Hill.</p> <p>4. Views from the railway are generally prevented by embankments and woodland belts.</p> <p>In summary, visibility is quite high.</p> | | | |
| <p>D: Landscape role</p> <p>1. The unit forms a rural, undevelopped approach and setting to Blackburn, helping to define its northern edge in combinaton with unit 31b.</p> <p>2. The unit is part of a wider agricultural backdrop in views from Tyrebagger Hill. It adjoins Unit 8a which forms the eastern half of the Black Burn valley, and the lower western slopes of Tyrebagger Hill. The unit has an important role in the setting of the hill.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the setting role. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would adversely affect the setting role. • Overall, the landscape role is vulnerable. (h) | <ul style="list-style-type: none"> • Prominent development would particularly adversely affect the setting role. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 31b

- Aberdeen City Council boundary
- Sensitivity Units
- Aberdeenshire
- Existing Employment
- Opportunity Site



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects This unit consists of the valley sides surrounding Blackburn. Its characteristics reflect those of the LCT as a whole.</p> <ol style="list-style-type: none"> 1. Relatively well defined valley landform, sloping down towards the Black Burn, Beg’s Burn and edges of settlement. 2. Semi-natural vegetation is mainly limited to riparian areas along Black Burn, field margins, with rough grassland and trees around the edge of the settlement. Some low lying wetter permanent pastures are likely to have some habitat value. 3. The unit is enclosed by a strong framework of shelterbelts, riparian woodland, tree groups and avenues to the east and around the settlement, and is relatively free of trees to the west. Some shelter belts and tree lines are important skyline features. 4. Land use is a mix of arable and improved pasture, with some rough grassland on poorly drained areas. 5. Medium sized fields of various shapes are enclosed by low stone dykes and post and wire fences. In the west, field sizes are larger and geometric. 6. Policy woodlands of Caskieben designed landscape make a strong contribution to the character in the east. 7. Settlement consists of two dwellings on the skyline in the west. The three dwellings in the east of the unit are | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of pastoral fields, small woodlands and trees and beech-lined rural roads. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the strong rural character and sense of detachment and relative tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of pastoral fields, small woodlands and trees and beech-lined rural roads. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the strong rural character and sense of detachment. • Development would contrast with the existing type of development. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of pastoral fields, small woodlands and trees and beech-lined rural roads. • The earthworks required for development would adversely affect the sloping valley landform. • Development would detract from the strong rural character and sense of detachment. • Development would contrast with the existing type of development. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **31b**

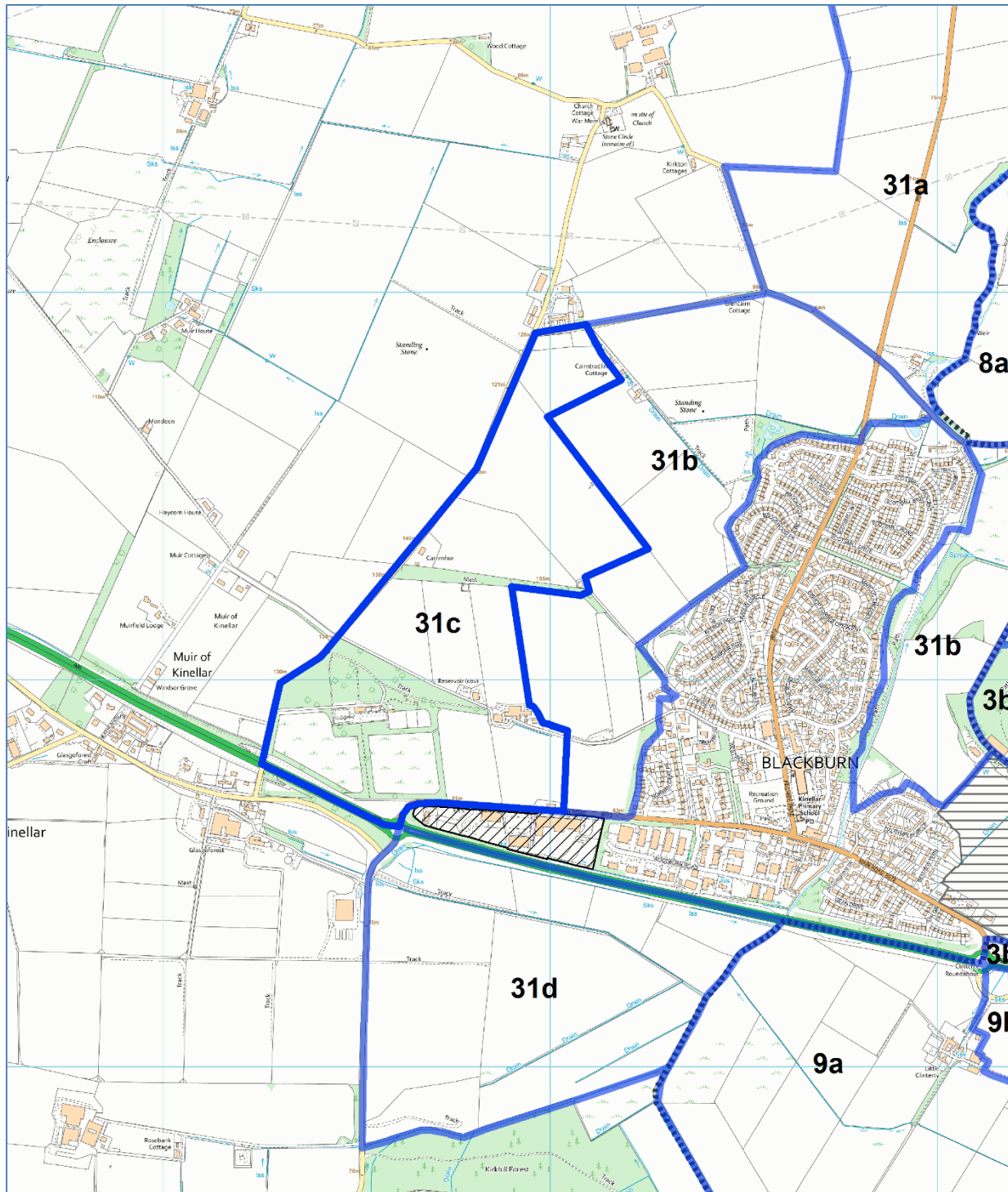
Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>accessed from a minor road, which is busy with commuter traffic. There are no industrial or business buildings within the unit.</p> <p>8. Reasonable provision is made for recreational access within the unit, with a proposed Core Path linking Caskieben and Dalrymple Circle in Blackburn, another follows the west bank of the Black Burn, and another links the west side of Blackburn to to higher land in the west.</p> <p>9. This is a strongly rural landscape with a sense of detachment from the city. Despite the views of houses across the valley in Blackburn and the sound of traffic on the nearby A96 and local roads, the unit is relatively tranquil. Policy woodlands and tree lined roads in the east provide a sense of historic continuity.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The burn, sloping fields, field enclosure and woodland combine to provide a well-defined and very strong boundary to the settlement. The boundary is weaker at the north edge of Blackburn where houses form an abrupt edge adjacent to immature tree planting. Over time this edge should become more robust.</p> <p>In summary, most settlement boundaries are very robust.</p> | <ul style="list-style-type: none"> • Development would breach the robust boundary, although the development type would relate to nearby residential development. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would breach the robust boundary. • It would contrast with adjacent uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust boundary. • It would contrast with adjacent uses. • Overall, settlement boundaries are very vulnerable (h) |





Sensitivity Unit: **31b**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>C: Views and gateways</p> <p>1. From the west of the unit there are elevated views of the valley landform, Blackburn settlement, skyline trees, Tyrebagger Hill, and distant views to the north. Landform restricts views to the south and west.</p> <p>2. In the east of the unit the historic rural setting of Blackburn can be appreciated from the minor road, with views framed by trees and woodlands. There are framed views of the western part of the unit across the Black Burn and north-west towards Bennachie.</p> <p>In summary, there is good visibility of the local area and settlement, and views of important hills in Aberdeen and Aberdeenshire.</p> | <ul style="list-style-type: none"> • Development would be very noticeable in the open areas to the west, including in views from Tyrebagger Hill. • Development would adversely affect views of the historic and rural setting of Blackburn. • The earthworks for development that would be required in many parts of the unit would adversely affect views. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be prominent in the open areas to the west, including in views from Tyrebagger Hill. • Development would particularly adversely affect views of the historic and rural setting of Blackburn. • The earthworks for development that would be required in most parts of the unit would adversely affect views. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be prominent in the open areas to the west, including in views from Tyrebagger Hill. • Development would particularly adversely affect views of the historic and rural setting of Blackburn. • The earthworks for development that would be required in most parts of the unit would adversely affect views. • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit has an important role as the rural and undeveloped valley setting to the east and west of Blackburn.</p> <p>2. The east of the unit is on the lower slopes of Tyrebagger Hill and provides an undeveloped and rural setting for the hill.</p> <p>summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the role of the unit as the rural, undeveloped setting to Blackburn and Tyrebagger Hill. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the role of the unit as the rural, undeveloped setting to Blackburn and Tyrebagger Hill. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would v particularly adversely affect the role of the unit as the rural, undeveloped setting to Blackburn and Tyrebagger Hill. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 31c

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Existing Employment
-  Opportunity Site



0



0.8 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects The characteristics reflect those of the LCT as a whole.</p> <ol style="list-style-type: none"> 1. Elevated landform consisting of a small rounded hill and gentle slopes down to Blackburn and the A96. 2. Semi-natural vegetation is mainly limited to policy woodlands and agricultural tree belts around Kinnellar House. Elsewhere field margins and stone dykes provide wildlife interest. 3. Land use is a mix of arable and improved pasture. 4. Large geometric fields are enclosed by low stone dykes, post and wire fences, with tree belts and tree lines near Kinnellar House. Some shelter belts and tree lines are important skyline features. 5. Settlement is in the south of the unit, consisting mainly of scattered dwellings and farm buildings along the Old Turnpyke Road, and Kinnellar House. There are no industrial or business buildings within the unit. 6. Roads are linear and define the north, west and southern edges of the site. 7. The Old Turnpyke Road is a track retaining its rural character. 8. Agricultural use limits recreational access within the unit, although proposed Core Paths link Blackburn to the hill top within the unit, and the Old Turnpyke Road which extends to rural areas to the west of the unit. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of pastoral fields, small woodlands, shelterbelts and trees, and tree-lined rural roads. • The earthworks required for development would be very prominent on the open, elevated landform and slopes. • Development would detract from the strong rural character, sense of detachment and relative tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of pastoral fields, small woodlands, shelterbelts and trees, and tree-lined rural roads. • The earthworks required for development would be very prominent on the open, elevated landform and slopes. • Development would detract from the strong rural character, sense of detachment and relative tranquillity. • Development would contrast with the existing development type. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, including the strong pattern of pastoral fields, small woodlands, shelterbelts and trees, and tree-lined rural roads. • The earthworks required for development would be very prominent on the open, elevated landform and slopes. • Development would detract from the strong rural character, and sense of detachment and relative tranquillity. • Development would contrast with the existing development type. • Overall, physical and perceptual landscape |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>9. This is a strongly rural landscape with a sense of detachment from the city and Blackburn, emphasised by expansive views to the west and north. The unit is relatively tranquil despite the proximity to the A96 in the south, where tree cover counteracts some of the road noise. Policy woodlands and Kinnellar House provide a sense of historic continuity.</p> <p>In summary, there are a relatively large number of distinctive landscape characteristics with quite a strong and coherent identity.</p> | | <p>aspects are very vulnerable. (h)</p> | <p>aspects are very vulnerable. (h)</p> |
| <p>B: Settlement boundaries</p> <p>1. The boundaries of the site are mainly rural. A small section of the southern edge adjoins a large business development site. The boundary here is partly defined by mature road-side trees within the unit.</p> <p>In summary, there is a short section of settlement boundary which is quite robust. As there are no other settlement boundaries this factor is very sensitive overall.</p> | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to surrounding land uses. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to surrounding land uses except in the south. It would breach a robust edge to the unit formed by the B979, creating a corridor of business development. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to surrounding land uses except in the south. It would breach the robust edge to the unit formed by the B979, creating a corridor of business and industrial development. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> | <ul style="list-style-type: none"> • Development would be particularly prominent in | <ul style="list-style-type: none"> • Development would be particularly prominent in | <ul style="list-style-type: none"> • Development would be particularly prominent in |

Sensitivity Unit: **31c**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

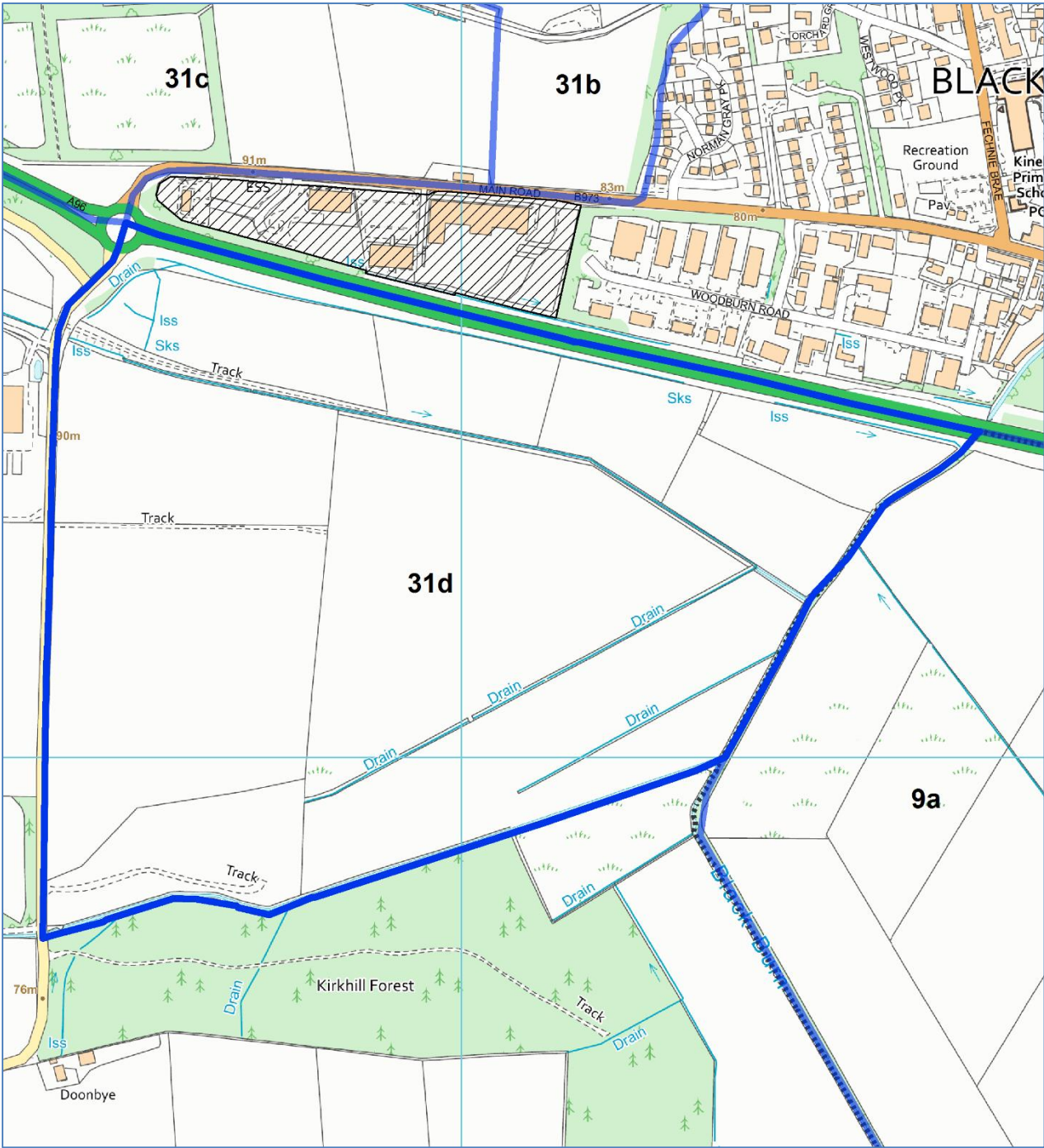
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>1. There are long distance views in all directions from this elevated unit, particularly from Kingsfield Road. Far-reaching views are mainly to the north, west and south, across open fields, and there are views of all of Tyrebagger Hill and parts of Blackburn from the north part of the unit.</p> <p>2. Views to the west are more restricted in the south of the unit by policy woodlands and landform.</p> <p>3. Skyline trees are important features in views across the unit.</p> <p>4. Parts of the unit form a rural skyline on the approach to Aberdeen when viewed from the A96 gateway route.</p> <p>In summary, there are largely unrestricted views of the surrounding landscape in all directions, and good visibility across large parts of the unit. This factor is very sensitive.</p> | <p>much of the unit, including in views from Tyrebagger Hill and from long distance views from the south, west and north.</p> <ul style="list-style-type: none"> • Development in the south could adversely affect the historic setting of Kinnellar House. • The earthworks for development that would be required in many parts of the unit would adversely affect views. • Overall, views and gateways are very vulnerable. (h) | <p>much of the unit, including in views from Tyrebagger Hill and from long distance views from the south, west and north.</p> <ul style="list-style-type: none"> • Development in the south would adversely affect the historic setting of Kinnellar House. • The earthworks for development that would be required in most parts of the unit would adversely affect views. • Overall, views and gateways are very vulnerable. (h) | <p>much of the unit, including in views from Tyrebagger Hill and from long distance views from the south, west and north.</p> <ul style="list-style-type: none"> • Development in the south would adversely affect the historic setting of Kinnellar House. • The earthworks for development that would be required in most parts of the unit would adversely affect views. • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit has an important role as the undeveloped, rural setting and elevated landform which contains the west side of Blackburn, and is part of the wider agricultural backdrop in views from Tyrebagger Hill.</p> <p>2. The landform provides part of the rural setting of the approach to Aberdeen on the A96.</p> <p>In summary, the unit provides a very important landscape role.</p> | <ul style="list-style-type: none"> • Development would particularly adversely affect the role of the unit as an undeveloped, rural landform providing a setting to Blackburn, Tyrebagger Hill and the approach to the city. | <ul style="list-style-type: none"> • Development would particularly adversely affect the role of the unit as an undeveloped, rural landform providing a setting to Blackburn, Tyrebagger Hill and the approach to the city. | <ul style="list-style-type: none"> • Development would particularly adversely affect the role of the unit as an undeveloped, rural landform providing a setting to Blackburn, Tyrebagger Hill and the approach to the city. |





Sensitivity Unit: **31c**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|----------------------------|---|---|---|
| | Residential | Business | Industry |
| | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |

Sensitivity Unit 31d



-  Aberdeen City Council boundary
-  Sensitivity Units
-  Aberdeenshire
-  Existing Employment



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects Characteristic reflect those of the LCT as a whole. This unit is flatter, with less woodland and has no evident archaeological features.</p> <ol style="list-style-type: none"> Flat landform of the Black Burn flood plain. Little semi-natural vegetation apart from some rush pasture and field and track margins. Woodland cover restricted to field trees and roadside planting Land use is a mix of arable and improved pasture. Very open rectilinear fields of various shapes and sizes are enclosed by post and wire fences with some low stone dykes. Straight drainage channels may represent late agricultural improvements. The unit has no settlement and is accessed by farm tracks along field margins. Agricultural use limits recreational access within the unit. Tracks are for farm use and do not appear to lead beyond the unit. The A96 corridor prevents access from the adjacent settlement of Blackburn and no Core Paths are proposed. This is an exposed, predominantly rural landscape but strongly influenced by the A96 corridor, lighting, overhead | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern. Development would result in the loss of open farmland, including a strong pattern of rectilinear fields, some enclosed by stone dykes. Development would contrast with the existing adjacent development type. Development would detract from the open rural character within the unit. Overall, physical and perceptual landscape aspects are quite vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern. Development would result in the loss of open farmland, including a strong pattern of rectilinear fields, some enclosed by stone dykes. There could be some association with nearby business use, but this would introduce a 'corridor' of business development on both sides of the A96. Development would detract from the open rural character within the unit. Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Development would be contrary to the settlement pattern. Development would result in the loss of open farmland, including a strong pattern of rectilinear fields, some enclosed by stone dykes. Industrial development would contrast with the existing adjacent development type. Development would detract from the open rural character within the unit. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **31d**

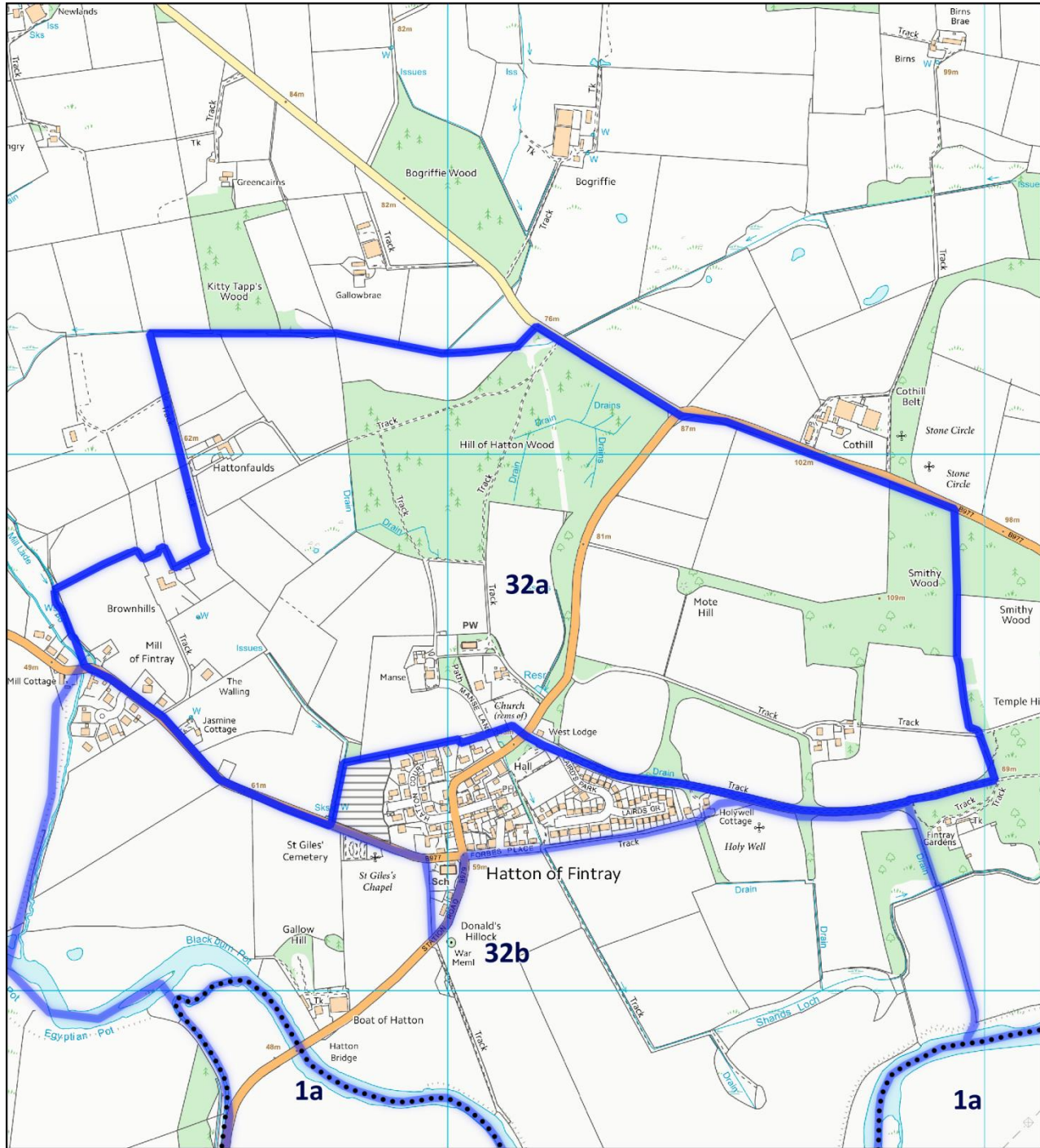
Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>power lines masts, and the adjacent business park immediately to the north of the A96.</p> <p>In summary, the unit has some distinctive landscape characteristics with quite a moderate identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The road and roadside woodlands provide a robust edge. Mixed business units lying to the north of the A96 are mostly concealed by the woodlands. The main settlement of Blackburn is screened from view.</p> <p>In summary, boundaries are robust.</p> | <ul style="list-style-type: none"> • Development would breach the robust boundary formed by roadside woodlands with very little relationship to Blackburn. • It would also contrast with adjacent uses. • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust boundary formed by roadside woodlands with very little relationship to Blackburn. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would breach the robust boundary formed by roadside woodlands with very little relationship to Blackburn. • It would also contrast with adjacent uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. There are extensive views which include Brimmond Hill, Tyrebagger Hill and Kingshill and some shorter views, north to Blackburn and along the road corridor to the east and west.</p> <p>2. The unit is widely visible from the A96, especially as it approaches from the east, and from forest walks within the surrounding hills.</p> | <ul style="list-style-type: none"> • From surrounding hills and from the A96, development would be highly visible in the open landscape. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • From the surrounding hills and the A96, development would be prominent in the open landscape. • Development would create a business corridor either side of the A96. • Overall, views and gateways are very vulnerable. (h) 5 | <ul style="list-style-type: none"> • From surrounding hills and from the A96, development would be highly prominent in the open landscape. • Development would create a corridor of employment land either side of the A96. • Overall, views and gateways are very vulnerable. (h) 5 |



Sensitivity Unit: **31d**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| In summary, there is extensive visibility including from a key gateway. | | | |
| <p>D: Landscape role</p> <p>1. The unit has an important role as the undeveloped setting to Blackburn. It also provides a rural setting to the A96 corridor.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the role of the unit as the undeveloped setting to Blackburn and the rural setting to the A96. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the role of the unit as the undeveloped setting to Blackburn and the rural setting to the A96. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the role of the unit as the undeveloped setting to Blackburn and the rural setting to the A96. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 32a

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Opportunity Site



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit is characteristic of the Wooded Estates LCT, although it only forms part of it.</p> <ol style="list-style-type: none"> 1. Sloping valley side that forms a sense of containment to the nearby River Don and associated floodplain, emerging to the north into agricultural hinterland. 2. The unit has a strong wooded estate character formed by part of a Designed Landscape (Smithy Wood) in the eastern part of the unit and a Designed Landscapes associated with houses within and to the east of Hatton of Fintray Village. 3. Outside of wooded areas, landcover largely consists of medium sized pastoral fields enclosed by stone dykes, some with shelter belts. 4. A sparsely settled landscape with occasional farmsteads and scattered dwellings located on lower slopes accessed by narrow tracks. There are no large industrial or business buildings within the unit. The village of Hatton of Fintray is quite prominent in the landscape immediately south of the unit. 5. Recreational use is quite widespread, including a core path network through Hill of Hatton Wood and walking and cycling along rural roads and tracks. 6. Mote Hill Cairn is a Scheduled Monument, comprising a substantial Bronze Age burial cairn that survives as a grass- | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmstead and scattered dwellings. • Development would result in the loss of open farmland, including the distinctive pattern of intervening fields enclosed by stone dykes, and/or important woodlands. • Development could adversely affect the sloping valley landform. • The landscape setting of historic features could be adversely affected. • Development would detract from the strong rural estate character and associated tranquillity and seclusion. • Overall, physical and perceptual landscape | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmstead and scattered dwellings. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland, including the distinctive pattern of intervening fields by enclosed stone dykes, and/or important woodlands. • Development could adversely affect the sloping valley landform. • The landscape setting of historic features could be adversely affected. • Development would detract from the strong rural estate character and associated tranquillity and seclusion. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of occasional farmstead and scattered dwellings. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland, including the distinctive pattern of intervening fields by enclosed stone dykes, and/or important woodlands. • Development could adversely affect the sloping valley landform. • The landscape setting of historic features could be adversely affected. • Development would particularly detract from the strong rural estate character |

Sensitivity Unit: 32a

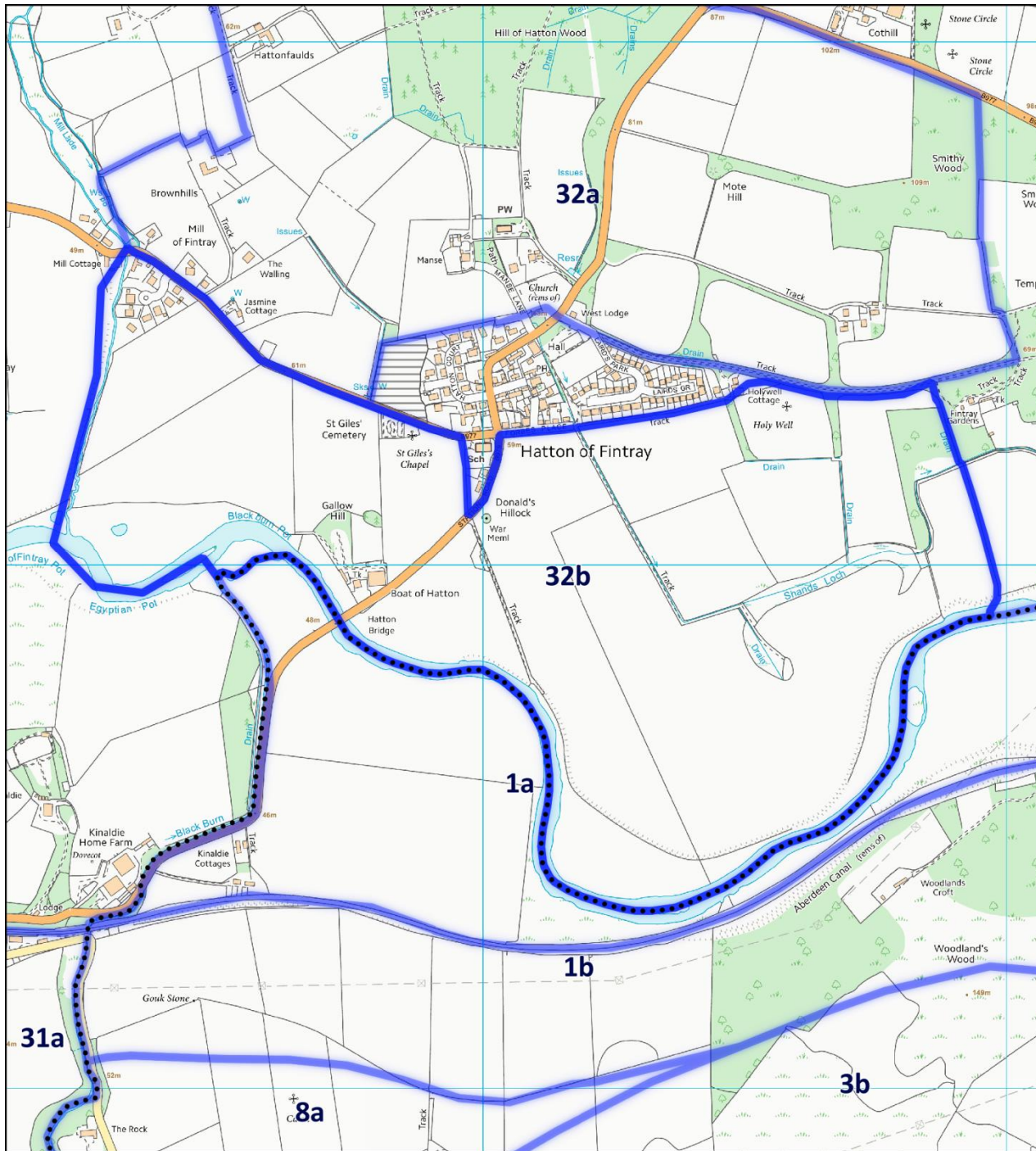
Landscape Character Type: 1998: Agricultural Heartland; 2019: Narrow Winding Farmed Valley / Wooded Estates

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| <p>covered mound. Adjacent to the unit, historic features include a cluster of Listed Buildings in Hatton of Fintray (including Parish Church, Old Parish Church and Lodge).</p> <p>7. The unit has a strong rural estate character and a sense of tranquillity and seclusion is experienced.</p> <p>In summary, the unit has many distinctive characteristics with a strong identity.</p> | <p>aspects are vulnerable. (m-h)</p> | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are vulnerable. (m-h) 4 | <p>and associated tranquillity and seclusion.</p> <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are very vulnerable. (h) |
| <p>B: Settlement boundaries</p> <p>1. Along the north-eastern edge of the village, residential development is well contained by rising ground and a robust edge of policy trees that line a narrow track.</p> <p>2. Along the north-western edge, residential development is more open although rising ground and some nearby policy woodland provides some containment.</p> <p>In summary, settlement boundaries are robust.</p> | <ul style="list-style-type: none"> Development to the north-east of the village would breach the strong containment and important landscape feature of estate parkland although to the north-west, it would have some limited relationship with nearby houses. Overall, settlement boundaries are vulnerable to residential development. (m-h) | <ul style="list-style-type: none"> Development to the north-east of the village would breach the strong containment and important landscape feature of estate parkland. Development would contrast with adjacent residential use. Overall, settlement boundaries are very vulnerable to business development. (h) | <ul style="list-style-type: none"> Development to the north-east of the village would breach the strong containment and important landscape feature of estate parkland Development would contrast with adjacent residential use. Overall, settlement boundaries are very vulnerable to industrial development. (h) |
| <p>C: Views and gateways</p> <p>1. Although views across the unit are restricted by woodland, the unit forms an important part of the wider valley when</p> | <ul style="list-style-type: none"> From some more open areas of higher ground to the south, including a section of the Aberdeen Western | <ul style="list-style-type: none"> From some more open areas of higher ground to the south, including a section of the Aberdeen Western | <ul style="list-style-type: none"> From some more open areas of higher ground to the south, including a section of the Aberdeen Western |




Sensitivity Unit: 32a

Landscape Character Type: 1998: Agricultural Heartland; 2019: Narrow Winding Farmed Valley / Wooded Estates

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>viewed from some open parts of the valley floor and opposing valley sides.</p> <p>2. Some views of the unit are also experienced from the nearby Aberdeen to Inverness railway and a section of the Aberdeen Western Peripheral Route as it passes along the norther slopes of Tyrebagger Hill.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas, including parts of main road and rail routes.</p> | <p>Peripheral Route, development would appear quite prominent on the valley sides although surrounding woodland could provide some integration.</p> <ul style="list-style-type: none"> • Overall, views and gateways are quite vulnerable. (m) | <p>Peripheral Route, business units would appear very prominent on the valley side.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) | <p>Peripheral Route, industrial units would appear very prominent on the valley side.</p> <ul style="list-style-type: none"> • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides a distinctive rural estate setting to the village and the composition of policy woodlands contribute to a wider pattern of woodlands across the Don Valley.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the distinctive rural estate setting to the village and most likely, the composition of policy woodlands that contribute to a wider pattern of woodlands across the Don Valley. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the distinctive rural estate setting to the village and the composition of policy woodlands that contribute to a wider pattern of woodlands across the Don Valley. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particualty adversely affect the distinctive rural estate setting to the village and the composition of policy woodlands that contribute to a wider pattern of woodlands across the Don Valley. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 32b

-  Aberdeen City Council boundary
-  Sensitivity Units
- Aberdeenshire
-  Opportunity Site



0

0.5 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

Sensitivity Unit: **32b**

Landscape Character Type: **1998: Argicultural Heartland; 2019 Narrow Winding Farmed Valley**

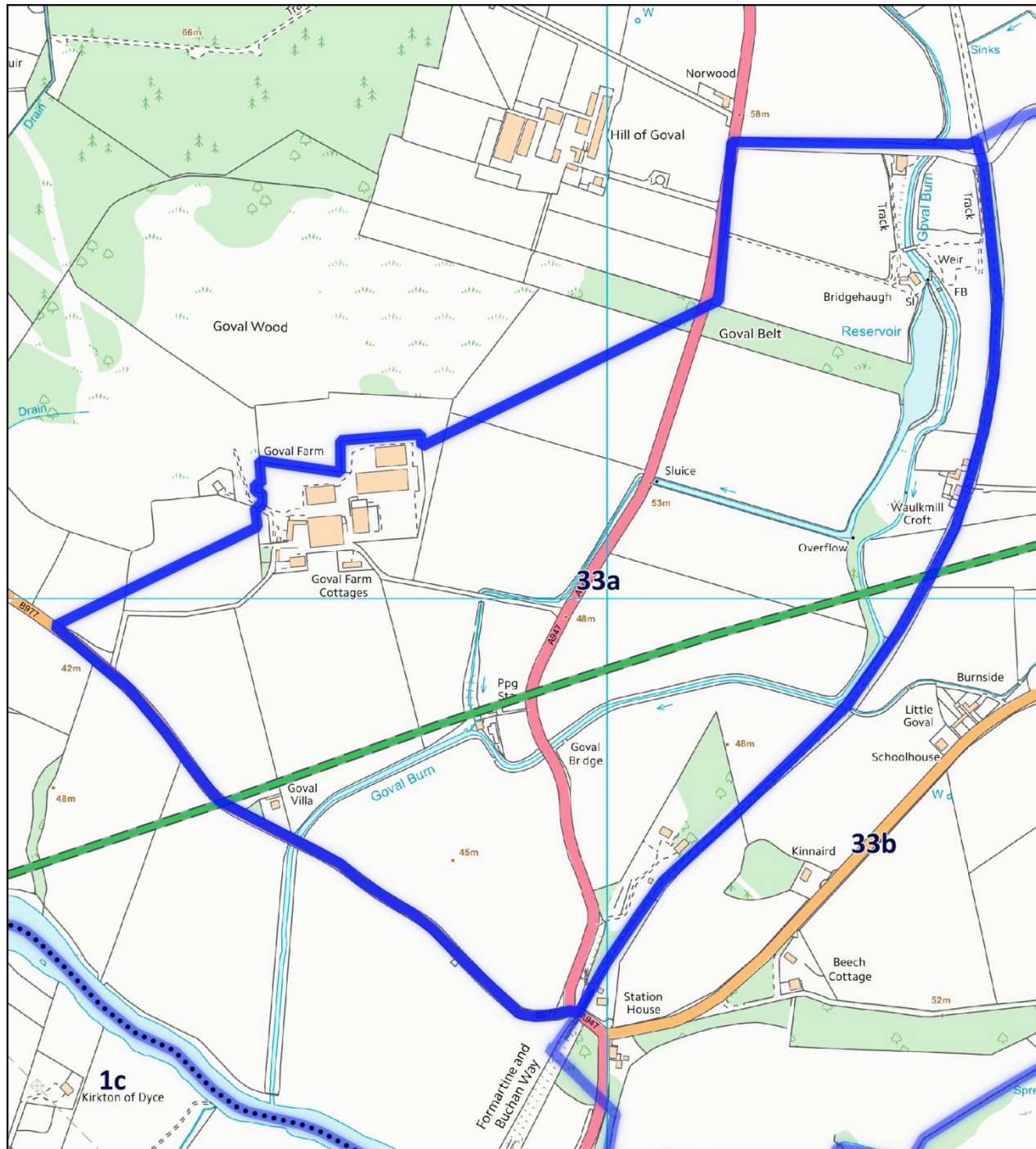
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects The unit reflects the Narrow winding Farmed Valley LCT as a whole, and characteristics are also representative of the Upper Don LCA (Aberdeen City Landscape Character Assessment).</p> <ol style="list-style-type: none"> 1. A gently undulating landform slopes towards the nearby River Don and associated open floodplain. 2. Landcover largely consists of large to medium sized pastoral and arable open fields enclosed by post and wire fences and some low stone dykes. 3. A sparsely settled landscape with a single farmstead and a cluster of dwellings at Mill of Fintray in the north west corner. There are no large industrial or business buildings within the unit. 4. There are a number of historic features in the unit, including two Scheduled Monuments. (Jasmine Cottage cursus Neolithic monument and barrows, and Donald's Hillock Bronze age burial mound. Mill of Fintray is a Listed Building and small pockets of a Designed Landscape comprising avenues/ shelterbelts are located in the north-eastern part of the unit. 5. Recreational use is limited to walking and cycling along rural roads and tracks. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland, consisting of fields across undulating ground and /or the open floodplain. • Development could adversely affect the setting of historic features. • Development would adversely affect the strong rural character and sense of tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland, consisting of fields across undulating ground and /or the open floodplain. • Development could adversely affect the setting of historic features. • Development would adversely affect the strong rural character and sense of tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland, consisting of fields across undulating ground and /or the open floodplain. • Development could affect the setting of historic features. • Development would particularly adversely affect the strong rural character and sense of tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **32b**



Landscape Character Type: **1998: Argicultural Heartland; 2019 Narrow Winding Farmed Valley**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|--|---|
| | Residential | Business | Industry |
| <p>6. The unit has a strong rural character and near to the river, a sense of tranquillity and detachment from the village is experienced.</p> <p>In summary, the unit has some distinctive characteristics with a strong identity.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Linear residential development along the southern edge of the village abuts a narrow road and generally forms a hard built edge against open fields.</p> <p>In summary, the edge is reasonably robust but with some relationship to the village.</p> | <ul style="list-style-type: none"> • Development to the south would breach the containment of the road but it would still have some relationship with the village. • Overall, settlement boundaries are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development to the south would breach the containment of the road and would introduce a notable contrast to adjacent residential uses. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development to the south would the containment of the road and would introduce a notable contrast to adjacent residential uses. • Overall, settlement boundaries are vulnerable. (m-h) |
| <p>C: Views and gateways</p> <p>1. There are very open views across the unit which also forms an important part of the wider valley when viewed from some open parts of the valley floor and opposing valley sides.</p> <p>2. The unit is also visible from the nearby Aberdeen to Inverness railway and a section of the Aberdeen Western Peripheral Route as it passes along the norther slopes of Tyrebagger Hill.</p> <p>In summary, there is relatively extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • From some parts of the floodplain and open areas of higher ground to the south, including a section of the Aberdeen Western Peripheral Route and nearby Aberdeen to Inverness railway, development would appear prominent across open ground. | <ul style="list-style-type: none"> • From some parts of the floodplain and open areas of higher ground to the south, including a section of the Aberdeen Western Peripheral Route and nearby Aberdeen to Inverness railway, development would appear very prominent across open ground. | <ul style="list-style-type: none"> • From some parts of the floodplain and open areas of higher ground to the south, including a section of the Aberdeen Western Peripheral Route and nearby Aberdeen to Inverness railway, development, buildings would appear very prominent across open ground. |

| Sensitivity Unit: 32b Landscape Character Type: 1998: Argicultural Heartland; 2019 Narrow Winding Farmed Valley | | | |
|---|---|--|--|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
| | Residential | Business | Industry |
| | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides a distinctive rural setting to the village and undeveloped setting to the river Don. In summary, the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> Development would particularly adversely affect the distinctive rural setting to the village and undeveloped setting to the river Don. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would particularly adversely affect the distinctive rural setting to the village and undeveloped setting to the river Don, especially considering the large scale of buildings. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would particularly adversely affect the distinctive rural setting to the village and undeveloped setting to the river Don, especially considering the large scale of buildings. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 33a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR



0

0.4 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

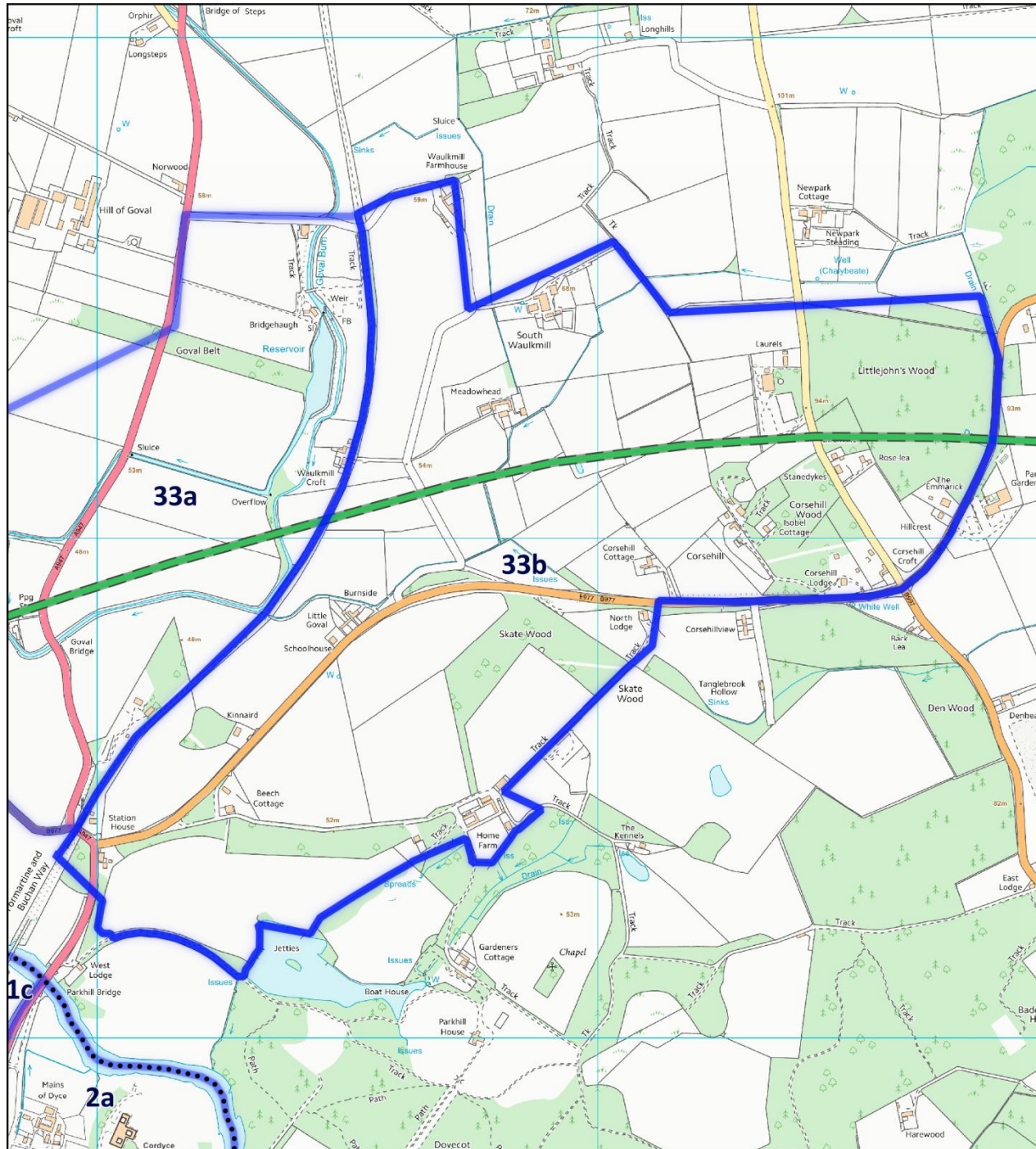
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects Although the unit only forms part of a much larger LCT, its characteristics are quite representative of it.</p> <ol style="list-style-type: none"> 1. A gently undulating landform that contains the Goval Burn slopes gradually southwards towards the nearby River Don. 2. Landcover largely consists of large to medium sized pastoral and arable open fields enclosed by post and wire fences and some low stone dykes. 3. Coniferous shelterbelts and geometric plantations sited on higher ground outside the unit provide a degree of wooded enclosure in places. 4. A sparsely settled landscape with only one cluster of large farm buildings and several dwellings are accessed by narrow tracks leading off the A947. There are no large industrial or business buildings within the unit. 5. Recreational use mostly consists of a core path along the Formartine and Buchan Way (disused railway line) that forms the eastern boundary of the unit. 6. Historic features include a cluster of Listed Buildings around Goval Bridge, including Parkhill Pumping Station house, tanks and lade/ aqueduct, and Goval Bridge, and a disused railway line along eastern boundary of unit. 7. The unit has some rural character and sense of detachment from major settlement although tranquillity is notably | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland. • Development could adversely affect the landscape setting of Listed Buildings. • Development could detract from the sense of detachment from major settlement. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland. • Development could adversely affect the landscape setting of Listed Buildings. • Development could detract from sense of detachment from major settlement. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern. • Development would result in the loss of open farmland. • Development could adversely affect the landscape setting of Listed Buildings. • Development would detract from sense of detachment from major settlement. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>affected by busy traffic along the Aberdeen Western Peripheral Route, A947 and B977 that cross the unit.</p> <p>In summary, the unit has some distinctive characteristics</p> | | | |
| <p>B: Settlement boundaries</p> <p>As there are no adjacent settlement boundaries, this factor is very sensitive to any development.</p> | <ul style="list-style-type: none"> • Development would introduce a new settlement pattern with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would introduce a new settlement pattern with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would introduce a new settlement pattern with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. There are very open views across the unit which also forms part of the skyline when viewed from some open parts of the Don Valley. 2. There are also long views to and from Tyrebagger and Brimmond Hills. 3. There is relatively extensive visibility of the unit from the gateway routes of the Aberdeen Western Peripheral Route and the A947. <p>In summary, there is relatively extensive visibility from/to surrounding areas, including parts of two main roads that pass through the unit.</p> | <ul style="list-style-type: none"> • In some long distance views from the south development would be noticeable across on the skyline. • Development would appear quite prominent from nearby main roads across open ground. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • In some long distance views from the south development would be very noticeable across on the skyline. • Development would appear prominent from nearby main roads across open ground. • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • In some long distance views development would be very noticeable across on the skyline. • Development would appear very prominent from nearby main roads across open ground. • Overall, views and gateways are very vulnerable. (h) |




Sensitivity Unit: **33a**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|--|
| | Residential | Business | Industry |
| <p>D: Landscape role</p> <p>1. The unit forms part of the rural backdrop setting to the Don Valley.</p> <p>2. The unit forms an undeveloped setting to gateway routes.</p> <p>In summary, the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the rural backdrop setting to the Don Valley. • Development would affect the undeveloped setting to nearby main roads. • Overall, the landscape role is quite vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural backdrop setting to the Don Valley. • Development would affect the undeveloped setting to nearby main roads. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural backdrop setting to the Don Valley. • Development would affect the undeveloped local to nearby main roads. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 33b

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR



0



0.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Although the unit only forms part of a much larger LCT, its characteristics are quite representative of it.</p> <ol style="list-style-type: none"> 1. A landform that slopes gently southwards towards the nearby River Don. 2. The unit has a quite a strong wooded estate character formed by part of a Designed Landscape in the eastern part of the unit. 3. Outside of wooded areas, landcover largely consists of medium sized pastoral and arable fields enclosed by post and wire fences with low stone dykes. 4. Several farmsteads are scattered across more open areas to the west of unit while to the east, estate woodlands enclose a pattern of scattered dwellings accessed by narrow tracks. There are no large industrial or business buildings within the unit. 5. Recreational use is mostly consists of a core path along the Formartine and Buchan Way (disused railway line) that forms the western boundary of the unit. 6. Historic features include a part of Designed Landscape (woodland) around Corsehill and a disused railway line along western boundary of unit. 7. The unit has some rural estate character and sense of detachment from major settlement although tranquillity is | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. • Development would result in the loss of open farmland. • Development could adversely affect the landscape setting of historic features. • Development could detract from the relatively rural wooded estate character and sense of detachment. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. • Business development would contrast with the existing development types. • Development would result in the loss of open farmland. • Development could adversely affect the landscape setting of historic features. • Development could detract from the relatively rural wooded estate character and sense of detachment. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scattered farmsteads and dwellings. • Industrial development would contrast with the existing development types. • Development would result in the loss of open farmland. • Development could adversely affect the landscape setting of historic features. • Development would particularly detract from the relatively rural wooded estate character and sense of detachment. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: **33b**

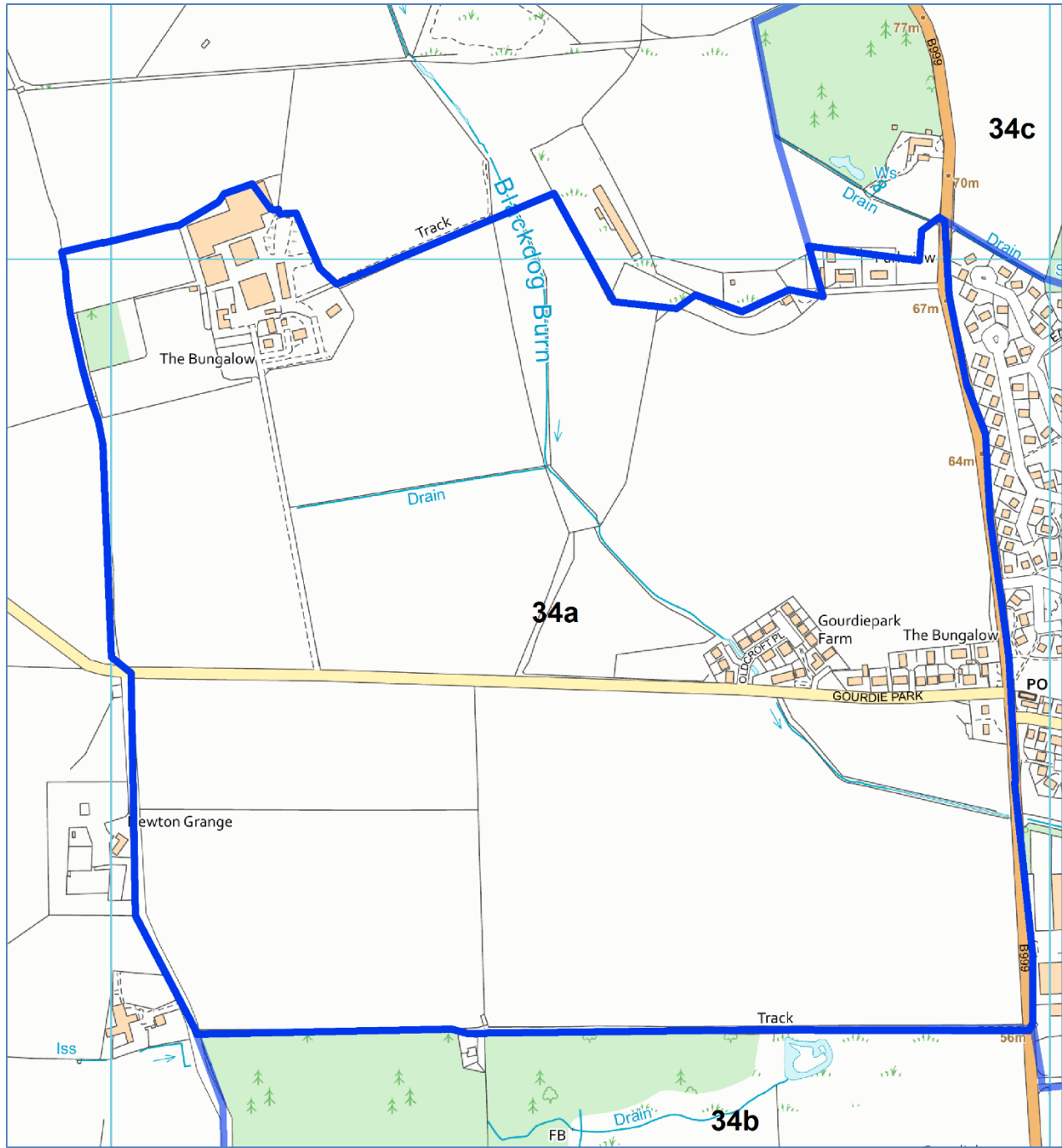
Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>notably affected by busy traffic along the Aberdeen Western Peripheral Route and B977 that cross the unit.</p> <p>In summary, the unit has some distinctive characteristics.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. As there are no adjacent settlement boundaries, this factor is very sensitive to any development.</p> | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to existing development. • With the absence of an existing settlement boundary, the unit is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would create a new settlement pattern with no relationship to existing development. With the absence of an existing settlement boundary, the unit is very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Although views across the eastern parts of the unit are restricted by woodland, the unit forms part of the skyline of the Don valley when viewed from some open parts of the valley floor and opposing valley sides, including Tyrebagger Hill.</p> <p>2. Much of the unit is also widely visible from the Aberdeen Western Peripheral Route as it passes through the unit.</p> <p>In summary, there is some visibility from/to surrounding areas, including parts of a main road.</p> | <ul style="list-style-type: none"> • In some long distance views from the south, development could appear quite prominent on open ground to the west of the unit, • From the Aberdeen Western Peripheral Route, development would appear quite prominent across open ground. • Overall, views and gateways are quite vulnerable. (m) | <ul style="list-style-type: none"> • In some long distance views from the south, development could appear prominent on open ground to the west of the unit, • From the Aberdeen Western Peripheral Route development would appear prominent across open ground. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would appear prominent in some views, particularly from the Aberdeen Western Peripheral Route. • Overall, views and gateways are vulnerable. (m-h) |



Sensitivity Unit: **33b**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Wooded Estates**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>D: Landscape role</p> <p>1. The unit forms part of the wooded backdrop setting to the Don Valley.</p> <p>2. The unit forms an undeveloped setting to gateway routes and the B977.</p> <p>In summary, the unit provides quite an important landscape role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the wooded backdrop setting to the Don Valley • Development would affect the undeveloped setting to the Aberdeen Western Peripheral Route. • Overall, the landscape role is quite vulnerable. (m-h) | <ul style="list-style-type: none"> • Development could adversely affect the wooded backdrop setting to the Don Valley. • Development would affect the undeveloped local setting to the Aberdeen Western Peripheral Route. • Overall, the landscape role is quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would adversely affect the wooded backdrop setting to the Don Valley. • Development would affect the undeveloped local setting to the Aberdeen Western Peripheral Route. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | High |



Sensitivity Unit 34a

-  Aberdeen City Council boundary
-  Sensitivity Units



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>As this unit only forms a small part of the Coastal Agricultural Plain LCT, it only shares a few characteristics with it.</p> <ol style="list-style-type: none"> 1. Containing the Blackdog Burn, the landform slopes gradually up from east to west. 2. Located east of Potterton, this small unit consists of several open pastoral and arable fields of varying size, bound by post and wire fences and some low stone dykes. 3. The unit is very open with only a few occasional trees associated with some scattered buildings and field boundaries. 4. Settlement is limited to a large cluster of farm buildings and two small clusters of residential development, accessed by straight rural roads and tracks. There are no large industrial or business buildings within the unit; there are some small light industrial buildings in the adjacent unit to the south-east. 5. Recreational use is mostly limited to cycling and walking along rural roads. 6. The unit has quite a strong rural and undeveloped character with a sense of relative tranquillity. <p>In summary, there are a relatively limited number of distinctive characteristics although these are reasonably coherent in their simple pattern.</p> | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of small clusters of development. • Development would result in the loss of open farmland. • Development would detract from the strong rural and undeveloped character, and associated sense of relative tranquillity. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of small clusters of development. • Development would contrast with the existing residential and agricultural types. • Development would result in the loss of open farmland. • Development would detract from the strong rural and undeveloped character, and associated sense of relative tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of small clusters of development. • Development would strongly contrast with the existing residential and agricultural types. • Development would result in the loss of open farmland. • Development would particularly detract from affect the strong rural and undeveloped character, and associated relative sense of tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

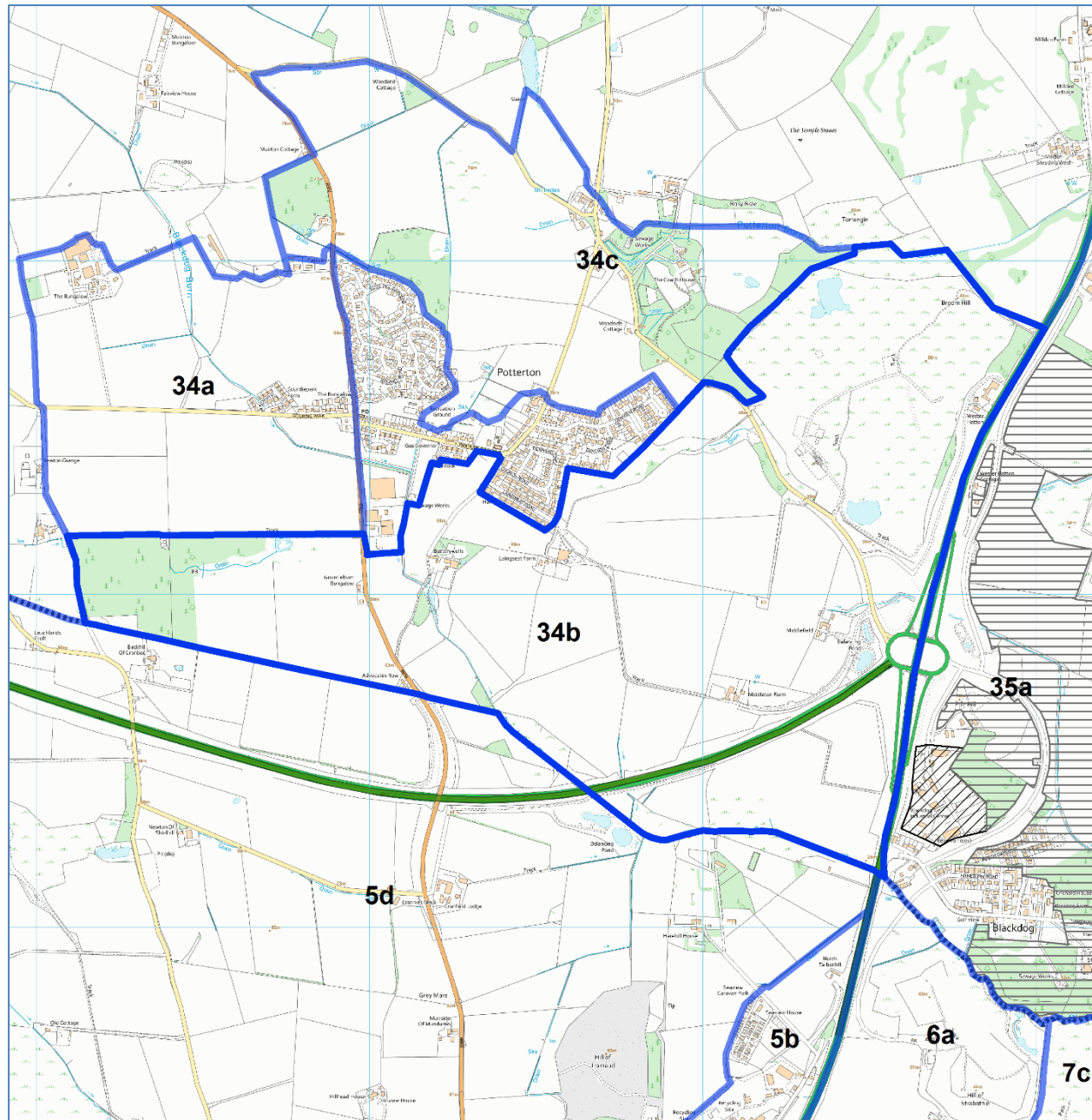
Sensitivity Unit: **34a**






Landscape Character Type: **1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|--|---|
| | Residential | Business | Industry |
| <p>B: Settlement boundaries</p> <p>1. Along the western edge of Potterton, linear residential development along the B999 is mostly contained by roadside woodland planting. Where some gaps exist and/or development extends to the west of the B999 and backs onto open fields, some relationship with the village is still maintained.</p> <p>2. To the south-east in the adjacent unit, some light industrial buildings are partially screened by roadside woodland planting although in places, buildings form a hard urban edge against open fields.</p> <p>In summary, boundaries are quite robust although in places, there is some relationship to residential and adjacent business/ industrial development.</p> | <ul style="list-style-type: none"> • Development to the west of the B999 would affect the largely wooded containing edge. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the linear wooded edges of the village although to the south of the unit, there would be some relationship with adjacent light industrial/business uses. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development would breach the wooded edges of the village although to the south of the unit, there would be some relationship with adjacent light industrial/business uses. • Overall, settlement boundaries are vulnerable (m-h) |
| <p>C: Views and gateways</p> <p>1. There are open views across the unit, including from the B999 and parts of the village.</p> <p>2. Long distance views to and from the surrounding landscape are largely contained by low rising ground.</p> <p>In summary, there is limited visibility to and from surrounding areas and no gateway routes have visibility of the area.</p> | <ul style="list-style-type: none"> • Development would appear very visible in the local landscape. • Overall, views are quite vulnerable. (m-h) 4 | <ul style="list-style-type: none"> • Development would appear quite prominent in the local landscape. • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would appear prominent in the local landscape. • Overall, views are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit provides a rural and undeveloped setting to the village. In summary, the landscape role is quite important.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural | <ul style="list-style-type: none"> • Development would particularly adversely affect | <ul style="list-style-type: none"> • Development would particularly adversely affect |

| Sensitivity Unit: 34a Landscape Character Type: 1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain | | | |
|--|---|---|---|
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
| | Residential | Business | Industry |
| | and undeveloped setting to the village. • Overall, the landscape role is quite vulnerable. (m) | the rural and undeveloped setting to the village. • Overall, the landscape role is vulnerable. (m-h) | the rural and undeveloped setting to the village. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium | Medium-high | High |

Sensitivity Unit 34b



-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
-  Existing Employment
-  Opportunity Site



0



0.9 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council - Licence No. 100023401. 2019

Sensitivity Unit: **34b**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain**

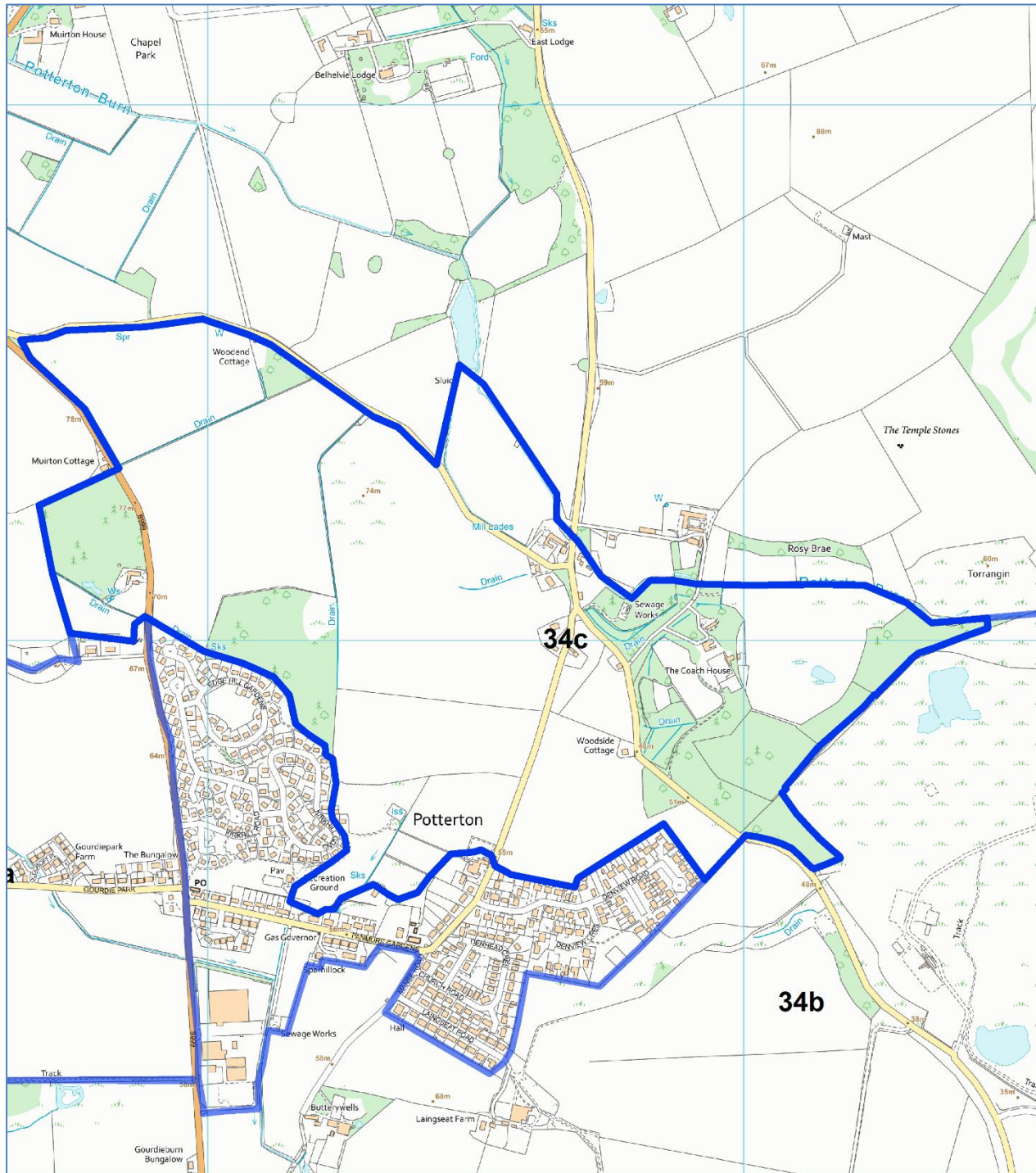
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>As this unit only forms a small part of the Coastal Agricultural Plain LCT, it only shares a few characteristics with it.</p> <ol style="list-style-type: none"> 1. A gently undulating landform across western parts of the unit, becoming more rolling to the east. 2. Blackdog Burn is incised in an undulating land form south of Potterton. 3. Landcover is mostly pastoral and arable medium sized fields bound by post and wire fences, some low stone dykes and occasional hedgerows, with a disused quarry located to the north-east of the unit. 4. The unit has an open character with only a few occasional trees associated with some scattered buildings and field boundaries, and several small woodlands and tree belts scattered across areas of higher ground. 5. Settlement is limited to a several scattered farmsteads and residential dwellings accessed by narrow winding rural roads and tracks. There are no large industrial or business buildings within the unit, although there is a small cluster of business units on the southern edge of Potterton, outwith the unit. 6. Recreational use is mostly limited to cycling and walking along rural roads. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scatted farmstead and dwellings. • Development would result in the loss of open farmland. • To the east, the earthworks required for development would adversely affect the rolling landform. • Development would detract from the undeveloped and rural character. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scatted farmstead and dwellings. • Development would contrast with the existing residential type. • Development would result in the loss of open farmland. • To the east, the earthworks required for development would adversely affect the rolling landform. • Development would detract from the undeveloped and rural character. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of scatted farmstead and dwellings. • Development would contrast with the g existing residential type. • Development would result in the loss of open farmland. • To the east, the earthworks required for development would adversely affect the rolling landform. • Development would detract from the undeveloped and rural character. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |

Sensitivity Unit: **34b**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>7. The unit has quite a strong rural and undeveloped character although the Aberdeen Western Peripheral Route and the A92 limit tranquillity.</p> <p>In summary, there are some distinctive characteristics with a moderate degree of strength and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. Residential development along the eastern edge of Potterton is well contained by a nearby low rising ridge with broadleaved woodland.</p> <p>2. To the south, rising ground provides contained edge.</p> <p>3. Business development on the southern edge of the settlement, outwith the unit, is very visible from the central part and western part of the unit.</p> <p>In summary, settlement boundaries are mainly robust and defined by distinctive landscape features, but weak around the business units within Potterton.</p> | <ul style="list-style-type: none"> • Development would breach the robust containment of rising ground and woodland. • Overall, settlement boundaries are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would breach the robust containment of rising ground and woodland. • Development would contrast with adjacent mainly residential uses but would relate to a very small section of the southern boundary, next to adjacent units • Overall, settlement boundaries are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would breach the robust containment of rising ground and woodland. • Development would contrast with adjacent mainly residential or business uses. • Overall, settlement boundaries are very vulnerable. (h) |
| <p>C: Views and gateways</p> <p>1. Although the undulating topography limits some views across the unit, there is quite extensive visibility to and from surrounding areas to the south and east of the unit.</p> <p>2. Parts of the unit are also very visible from the gateway routes of the Aberdeen Western Peripheral Route and the A92.</p> | <ul style="list-style-type: none"> • Development would appear very visible across open ground, especially from nearby main roads. • Overall, views and gateways vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would appear prominent across open ground, especially from nearby main roads. • Overall, views and gateways very vulnerable. (h) | <ul style="list-style-type: none"> • Development would appear very prominent across open ground, especially from nearby main roads. • Overall, views and gateways very vulnerable. (h) |

| Sensitivity Unit: 34b | | | |
|---|--|--|--|
| Landscape Character Type: 1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain | | | |
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
| | Residential | Business | Industry |
| In summary there is quite extensive visibility to and from surrounding areas, including two main roads that cross the unit. | | | |
| <p>D: Landscape role</p> <p>1. The unit provides a rural setting to Potterton and an undeveloped setting to A92 and the Aberdeen Western Peripheral Route.</p> <p>In summary, the unit provides an important landscape role.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural setting to Potterton and the undeveloped setting to main roads. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting to Potterton and the undeveloped setting to main roads. • Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> • Development would particularly adversely affect the rural setting to Potterton and the undeveloped setting to gateway routes. • Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 34c

 Sensitivity Units



0

0.5 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council - Licence No. 100023401. 2019

Sensitivity Unit: **34c**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects As this unit only forms a small part of the Coastal Agricultural Plain LCT, it only shares a few characteristics with it.</p> <ol style="list-style-type: none"> 1. A gently undulating landform enclosed by some low lying ridges. 2. Landcover is mostly pastoral and arable medium sized fields bound by post and wire fences and some low stone dykes. 3. To the east of the unit, a Designed Landscape around Potterton House exerts a strong estate influence, including tree belts, and in association with coniferous plantations to the west of the unit, these provide a sense of wooded enclosure to open fields. 4. Settlement is mostly limited to a loose cluster of dwellings amongst and near policy woodlands to the north-east of the unit, and individual cottages along road to the west. 5. There are no large industrial or business buildings within the unit. 6. The unit is entered via the main road which is curved, tree lined and enclosed, which contrasts with straighter more open roads in adjoining units and gives a sudden, strong rural character when travelling from the east. | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of loose clusters of dwelling and individual houses. • Development would result in the loss of open farmland, including stone dykes. • The earthworks required for development would adversely affect the landform of low lying ridges. • Development could detract from the rural and estate character and associated tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of loose clusters of dwelling and individual houses. • Business development would contrast with the existing residential type. • Development would result in the loss of open farmland, including stone dykes. • The earthworks required for development would adversely affect the landform of low lying ridges. • Development would detract from the rural and estate character and associated tranquillity. • Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would be contrary to the settlement pattern of loose clusters of dwelling and individual houses. • Industrial development would particularly contrast with the existing residential type. • Development would result in the loss of open farmland, including stone dykes. • The earthworks required for development would adversely affect the landform of low lying ridges. • Development would detract from the rural and estate character and associated tranquillity. • Overall, physical and perceptual landscape aspects are vulnerable. (h) |

Sensitivity Unit: **34c**

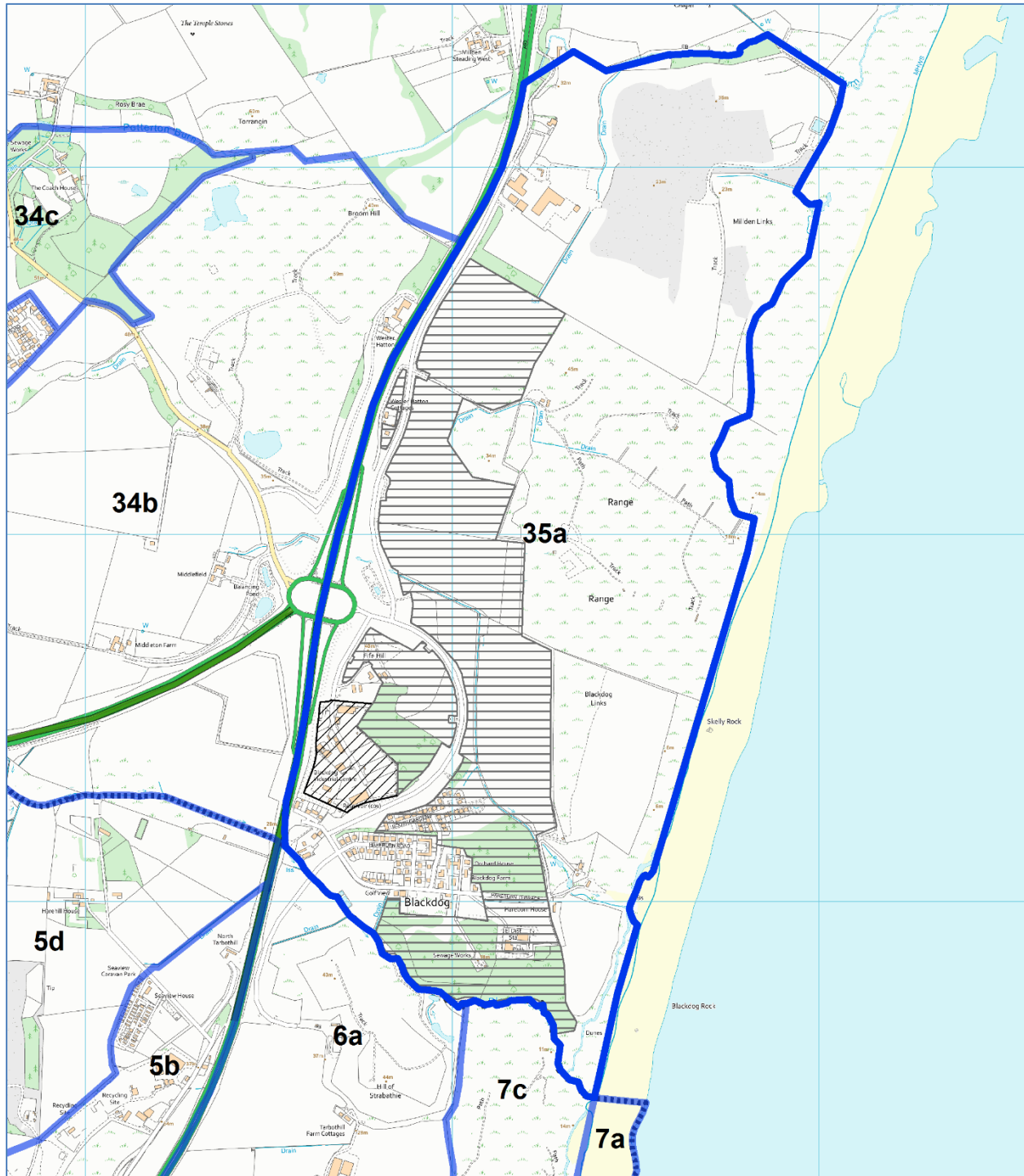
Landscape Character Type: **1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|--|
| | Residential | Business | Industry |
| <p>7. Recreational use is mostly limited to cycling and walking along rural roads, and an informal footpath network through the woods surrounding Potterton House.</p> <p>8. The unit has a strong rural and estate character that in some areas appears detached from the village. It also has a sense of tranquillity.</p> <p>In summary, there are some distinctive characteristics with a quite a strong identity and coherence.</p> | | | |
| <p>B: Settlement boundaries</p> <p>1. The northern edge of Middleton of Potterton (the west half of the village) is mostly contained by a dense conifer plantation.</p> <p>2. Along the northern edge of Potterton (the east half of the village), rear facing dwellings back onto open farmland and form an abrupt edge to the village.</p> <p>In summary, boundaries have some robust definition but this is weak in places.</p> | <ul style="list-style-type: none"> • Development beyond the conifer plantation along the northern edge of Middleton of Potterton would appear detached from the village. • Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> • Development beyond the conifer plantation along the northern edge of Middleton of Potterton would appear detached from the village. • Development would contrast with the existing residential type. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Development beyond the conifer plantation along the northern edge of Middleton of Potterton would appear detached from the village. • Development would contrast with the existing residential type • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. The undulating topography and surrounding woodlands limit some views to and from surrounding areas to the south and east of the unit. Some fields are open to views from surrounding roads.</p> | <ul style="list-style-type: none"> • Development would appear very visible across open ground, although woodland and rising ground could provide some screening. | <ul style="list-style-type: none"> • Development would appear quite prominent across open ground although woodland and rising ground could provide some screening. | <ul style="list-style-type: none"> • Development would appear prominent across open ground although woodland and rising ground could provide some screening. |

Sensitivity Unit: **34c**

Landscape Character Type: **1998: Agricultural Heartlands; 2019: Coastal Agricultural Plain**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|---|
| | Residential | Business | Industry |
| In summary there is some visibility to and from surrounding areas. | <ul style="list-style-type: none"> • Overall, views are quite vulnerable. (m) | <ul style="list-style-type: none"> • Overall, views are vulnerable. (m-h) | <ul style="list-style-type: none"> • Overall, views are vulnerable. (m-h) |
| <p>D: Landscape role</p> <p>1. The unit provides a distinctive rural setting to the whole northern edge of the settlement</p> <p>2. Parts of the unit provide an undeveloped setting to the Designed Landscape around Potterton House.</p> <p>In summary, the unit provide quite an important landscape role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the rural setting to Potterton. • Development could affect the undeveloped setting to the Designed Landscape around Potterton House. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural setting to Potterton. • Development could affect the undeveloped setting to the Designed Landscape around Potterton House. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural setting to Potterton and the undeveloped setting to the Designed Landscape around Potterton House. • Overall, the landscape role is vulnerable. (m-h) |
| OVERALL SENSITIVITY | Medium-high | High | High |



Sensitivity Unit 35a

-  Aberdeen City Cou
-  Sensitivity Units
-  AWPR
- Aberdeenshire
-  Existing Employme
-  Opportunity Site



0

0.8 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Aberdeen City Council- Licence No. 100023401. 2019
 Page | 47

Sensitivity Unit: **35a**
Links

Landscape Character Type: **1998: Coastal Strip; 2019: Beaches, Dunes and**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects The unit forms a small part of the LCT Much of the area is either allocated for future mixed-use development or is currently under construction, so only part of the unit is considered for potential development.</p> <ol style="list-style-type: none"> 1. A very gently undulating landform contained in places to the east by a series of rugged sand dunes. 2. The eastern parts of the area form part of the Balgownie-Blackdog Links Local Nature Conservation Site where semi-natural habitats include neutral and acid grassland, wet and dry heath and gorse scrub. 3. Woodland is limited to some mixed planting around Blackdog. Elsewhere it is mostly an open, coastal landscape. Small tree clumps are associated with buildings that are scattered across the area. 4. Land cover includes varied habitats across Blackdog Links. There is mainly improved grassland with some arable fields to the north of Blackdog and areas of operational and restored landfill site. 5. Medium-sized rectilinear fields are enclosed by fences and some ruined stone dykes. 6. The small settlement of Blackdog is located within the southern part of the unit with a nearby industrial estate to its north. Apart from this, settlement is limited to a few scattered dwellings and a cluster of large modern | <ul style="list-style-type: none"> • Development could relate to the settlement of Blackdog. Elsewhere, development would contrast with the settlement pattern of a few scattered dwellings, and industrial buildings. • Development would result in the loss of open fields and possibly, semi-natural habitat or sand dunes • Away from the sand dunes, the relatively simple landform could accommodate development without major terracing/earth works. • Development would detract from the sense of exposure and openness that is particularly associated with the proximity to the coast in this area. | <ul style="list-style-type: none"> • Development would contrast with the existing residential and industrial types. • Development would result in the loss of open fields and possibly, semi-natural habitat or sand dunes. • Away from the sand dunes, the relatively simple landform could accommodate development without major terracing/earth works. • Development would detract from the sense of exposure and openness that is particularly associated with proximity to the coast in this area. • Overall, landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would contrast with the existing residential type. It could relate to Industrial development. • Development would result in the loss of open fields and possibly, semi-natural habitat or sand dunes. • Away from the sand dunes, the relatively simple landform could accommodate development without major terracing/earth works. • Development would detract from the sense of exposure and openness that is particularly associated with proximity to the coast in this area. • Overall, landscape aspects are quite vulnerable. (m) |

Sensitivity Unit: **35a**
Links

Landscape Character Type: **1998: Coastal Strip; 2019: Beaches, Dunes and**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|---|--|
| | Residential | Business | Industry |
| <p>industrial buildings (recycling centre) located in the northern part of the unit.</p> <p>7. The A92, the main approach road to Aberdeen from the north, forms the western boundary. Vehicle access outside of Blackdog is limited to tracks. To the north of Blackdog, the Aberdeen Western Peripheral Route joins the A92.</p> <p>8. The Blackdog Rifle Range provides some restricted opportunity for formal recreational use. Opportunities for informal use of the area are quite limited.</p> <p>9. There is a strong coastal influence, with a sense of exposure and openness. The unit retains some rural character in places. The A92 is busy and traffic noise is noticeable throughout.</p> <p>In summary, the unit has some distinctive characteristics but is affected by major roads and residential and industrial development.</p> | <ul style="list-style-type: none"> Overall, landscape aspects are quite vulnerable. (m) | | |
| <p>B: Settlement boundaries</p> <p>1. Parts of Blackdog are contained to a degree by surrounding woodland planting although in more open parts, development edges have very little definition.</p> <p>2. Away from Blackdog there are no settlement boundaries.</p> <p>In summary, the settlement boundary is quite weak.</p> | <ul style="list-style-type: none"> Development in the southern parts of the unit could relate to Blackdog, but in places this could breach the containment provided by surrounding woodland planting. | <ul style="list-style-type: none"> Development in the southern parts of the unit could relate to Blackdog, but in places this could breach the containment provided by surrounding woodland planting | <ul style="list-style-type: none"> Development in the southern parts of the unit could relate to Blackdog, but in places this could breach the containment provided by surrounding woodland planting. |

Sensitivity Unit: **35a**
Links

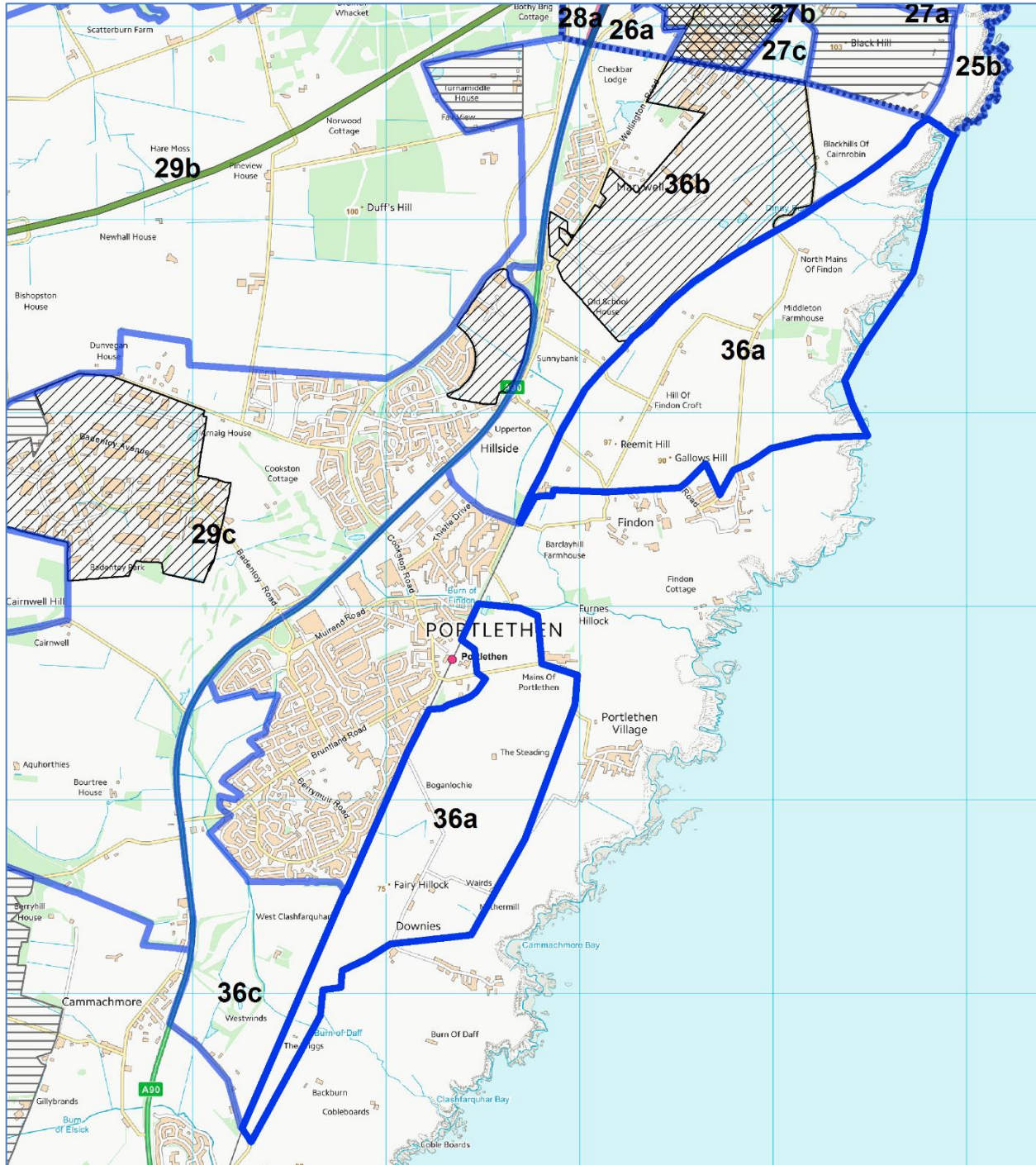
Landscape Character Type: **1998: Coastal Strip; 2019: Beaches, Dunes and**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| | <ul style="list-style-type: none"> • Overall, the settlement boundary is quite vulnerable. (m) | <ul style="list-style-type: none"> • Overall, the settlement boundary is quite vulnerable. (m) | <ul style="list-style-type: none"> • Overall, the settlement boundary is quite vulnerable. (m) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. There is a strong sense of openness, with some views to the sea. 2. The unit is readily visible from the busy A92 and the Aberdeen Western Peripheral Route. From these routes, parts of the unit form an undeveloped gateway to the City. <p>In summary there is extensive visibility to and from surrounding areas, including two main roads that cross the unit.</p> | <ul style="list-style-type: none"> • Development would appear very visible across open ground, especially from nearby busy main roads that become approach routes to the city • Overall, views and gateways are very vulnerable. (h) | <ul style="list-style-type: none"> • Development would appear prominent across open ground, especially from nearby busy main roads that become approach routes to the city . • Overall, views and gateways very vulnerable. (h) | <ul style="list-style-type: none"> • Development would appear very prominent across open ground, especially from nearby main roads that become approach routes to the city • Overall, views and gateways very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> 1. The open fields provide some rural/coastal setting to settlement and the A92. 2. The coast forms a distinctive feature of the setting of the city as a whole. <p>In summary, the landscape has important role.</p> | <ul style="list-style-type: none"> • Development could adversely affect the rural/coastal setting to settlement • Development could adversely affect views from the A92 and Aberdeen Western Peripheral Route approach roads to Aberdeen. | <ul style="list-style-type: none"> • Development could adversely affect the rural/coastal setting to settlement . • Development could adversely affect views from the A92 and Aberdeen Western Peripheral Route approach roads to Aberdeen. | <ul style="list-style-type: none"> • Development could adversely affect the rural/coastal setting to settlement • Development could adversely affect views from the A92 and Aberdeen Western Peripheral Route approach roads to Aberdeen. |



Sensitivity Unit: **35a**
Links

Landscape Character Type: **1998: Coastal Strip; 2019: Beaches, Dunes and**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|----------------------------|---|---|---|
| | Residential | Business | Industry |
| | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | Medium-high | Medium - high |



Sensitivity Unit 36a

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
-  Existing Employment
-  Opportunity Site
- Aberdeen
-  Opportunity Site
-  Developed / Under Construction



0



1.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Although the unit only forms part of a much larger LCT, its characteristics are very representative of it. The gap between the two parts of this unit is due to the coastal designation, which was excluded from this study.</p> <ol style="list-style-type: none"> Gently undulating landform that gently slopes towards rugged, indented cliffs. The naturalness of the coastal edge contrasts with regular, open field pattern. Semi-natural vegetation consists of maritime cliff habitats, areas of gorse and moorland vegetation, and some wet flushes and burns. A mostly open landscape with some small scattered shelter belts, clumps of trees and one small woodland. Beyond areas of residential settlement, land use is mostly pastoral and arable rectilinear fields enclosed by a stone dykes and post and wire fences. The fields extend to near the tops of the rocky coastal cliffs. To the north of the unit, some horticulture, and extensive quarrying within the unit, and business and industry outside of the unit, have a notable influence on the area. To the south of the unit, residential development at Portlethen has an influence on the area. | <ul style="list-style-type: none"> Development would be contrary to the scale and pattern of scattered farmsteads and dwellings, and small settlements in the wider LCA. Development would contribute to the ongoing expansion and coalescence of existing villages and settlements. Development would result in the loss of open farmland, including some stone dykes. Development would detract from rural/coastal character. Overall, physical and perceptual landscape aspects are vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the development pattern of scattered farmsteads and dwellings. Development would contribute to coalescence of existing villages and settlements. Development would result in the loss of open farmland, including some stone dykes. Business development would contrast with the existing residential type. Development would detract from rural/coastal character. Overall, physical and perceptual landscape aspects are very vulnerable. (h) | <ul style="list-style-type: none"> Development would be contrary to the development pattern of scattered farmsteads and dwellings. Development would contribute to coalescence of existing villages and settlements. Development would result in the loss of open farmland, including some stone dykes. Industrial development would contrast with the existing residential type. Development would detract from rural/coastal character. Overall, physical and perceptual landscape aspects are very vulnerable. (h) |

Sensitivity Unit: **36a**

Landscape Character Type: 1998: **Coastal Strip LCT**; 2019: **Fragmented Rocky Coast**

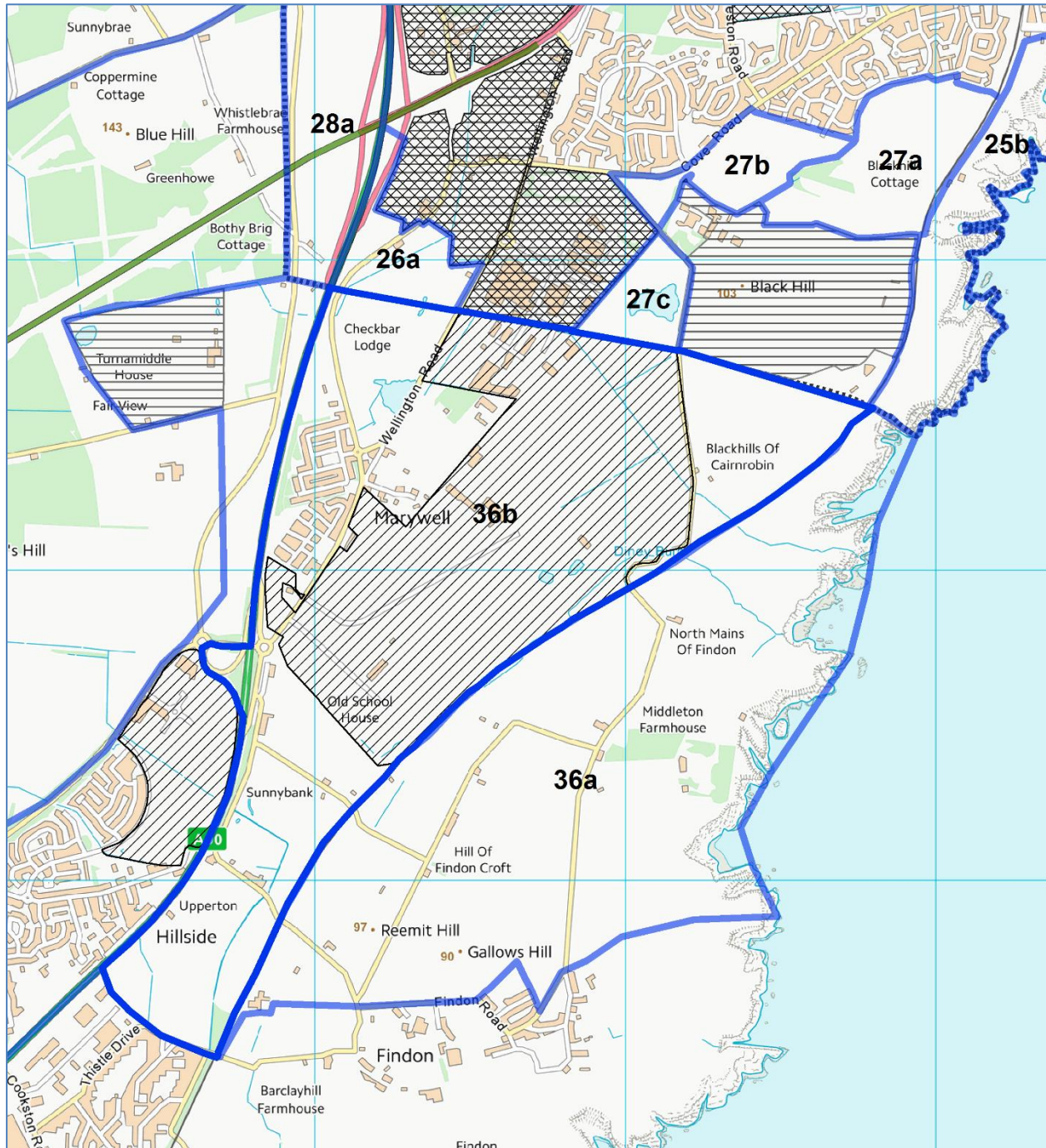
| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|----------------------|----------|----------|
| | Residential | Business | Industry |
| <p>8. Scattered farms and occasional large dwellings are accessed by minor roads that tend to follow the field pattern and the undulating landform.</p> <p>9. In the wider LCA, small scale coastal settlements related to landform and are separated by tracts of farmland, inlets, small hills and burns.</p> <p>10. Settlements are accessed mainly from roads to the east – there is no coastal road.</p> <p>11. Extensive area of smallholdings around Hill of Findon to the north-east of Portlethen may represent older pattern of crofts.</p> <p>12. Recreational use is quite wide spread and includes walking and cycling along rural roads, along a well-connected network of Core Paths and the National Cycle Network (NCN) Route 1.</p> <p>13. Away from major settlement (Portlethen, outside the unit), the unit has a strong rural/coastal character although this affected in places to the north of the unit by industrial development.</p> <p>14. The lack of coastal roads contributes to the sense of tranquillity, however inland this is affected by the nearby business, quarrying, industrial activity and the east coast railway line.</p> | | | |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|--|---|
| | Residential | Business | Industry |
| In summary, although affected in places by adjacent industrial landuses and recent development there are distinctive rural, coastal landscape characteristics.. | | | |
| <p>B: Settlement boundaries The coastal side of the railway line is predominantly undeveloped.</p> <ol style="list-style-type: none"> 1. The eastern edge of Portlethen is largely contained by the East Coast Mainline although some development has taken place to its east. Along most of its length, the built edge is open. 2. Outside the unit, to north of the unit, areas of recent business park development, quarrying and industry tend to have little boundary definition, partly due to incomplete developments. 3. Small coastal settlements in the wider LCA are usually well defined, surrounded by farmland and the coastal strip. <p>In summary, residential development has strong definition. The edges of business and industrial development to the north are less robust. In part because of incomplete developments.</p> | <ul style="list-style-type: none"> • Development would breach the railway line and affect the undeveloped coastal edge. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • To the east development would breach robust edges and be a contrast in use to the residential areas. • Development would affect the undeveloped coastal edge. • Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> • Industrial development around the edge of Portlethen would contrast with adjacent uses and breach robust edges. • Development would affect the undeveloped coastal edge. • Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <ol style="list-style-type: none"> 1. There are relatively extensive views across the unit and to/from many surrounding areas. | <ul style="list-style-type: none"> • Development would be very visible in the open parts of the landscape, including | <ul style="list-style-type: none"> • Development would be prominent in the open parts | <ul style="list-style-type: none"> • Development would be prominent in the open parts of the landscape, including |




Sensitivity Unit: 36a

Landscape Character Type: 1998: Coastal Strip LCT; 2019: Fragmented Rocky Coast

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>2. Much of the unit is also clearly visible from the east coast mainline that forms the western boundary to the unit.</p> <p>3. There are expansive views of the coastline and in places towards Aberdeen. Views to the coastal edge, from the unit, tend to draw the eye.</p> <p>Overall, there is extensive visibility from/to surrounding areas.</p> | <p>from the east coast mainline.</p> <ul style="list-style-type: none"> Nearby residential built development could provide some local screening/visual integration. Overall, views and gateways are very vulnerable. (h) | <p>of landscape, including from the east coast mainline.</p> <ul style="list-style-type: none"> Nearby built development could provide some local screening/visual integration. Overall, views and gateways are very vulnerable. (h) | <p>from the east coast mainline.</p> <ul style="list-style-type: none"> Nearby built development could provide some local screening/visual integration. Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides rural setting to Portlethen.</p> <p>2. This part of the Aberdeenshire coast provides an important setting to the city of Aberdeen, which is immediately adjacent to the unit.</p> <p>3. The unit provides separation function between Portlethen and the southern edge of Aberdeen.</p> <p>4. The unit forms part, or is adjacent to, a stretch of undeveloped coast.</p> <p>5. The coast is one of the distinctive and defining features of Aberdeenshire’s landscape.</p> <p>In summary, the landscape role is very important.</p> | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. Overall, the landscape role is very vulnerable. (h) |
| OVERALL SENSITIVITY | High | High | High |



Sensitivity Unit 36b

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
 -  Existing Employment
 -  Opportunity Site
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



0

1.6 km



Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council- Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|--|---|---|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>Although the unit only forms part of much larger LCT's. The characteristics are representative of the transition between the two types</p> <ol style="list-style-type: none"> 1. Flat to gently undulating landform that gently slopes towards the east. 2. Semi-natural vegetation is limited to small patches of gorse and woodland, small wetlands and some wet flushes. 3. Much of the central area of the unit is developed or under development for business and industrial uses, 4. Beyond areas of development, land use is mostly large rectilinear fields enclosed by a stone dykes and post and wire fences, and occasional unmanaged, abandoned or partially developed fields on the edge of some built areas. Outside of the unit to the north recent business park development, extensive quarrying and industry have a notable influence on the area. 5. Beyond the central developed area, scattered farms, small businesses and occasional large dwellings are accessed by minor roads that tend to follow field boundaries and the undulating landform. 6. Recreational use is quite wide spread and includes walking and cycling along rural roads, along a well-connected | <ul style="list-style-type: none"> • Development would be contrary to the pattern of scattered farmsteads, small businesses and dwellings, and predominantly business-industry existing development type. • Development to the east of the unit would impact the undeveloped coast to the east. • Development would result in the loss of open farmland, including some stone dykes. • Development would detract from rural character of the remaining undeveloped land. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the development pattern of scattered farmsteads, small businesses and dwellings. • Development to the east of the unit would impact the undeveloped coast to the east. • Development would result in the loss of open farmland, including some stone dykes. • Development would contrast with the existing residential type to the south. • Development would detract from rural character • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the development pattern of scattered farmsteads, small businesses and dwellings. • Development to the east of the unit would impact the undeveloped coast to the east. • Development would result in the loss of open farmland, including some stone dykes. • Development would contrast with the existing residential type to the south. • Development would detract from rural character • Overall, physical and perceptual landscape aspects are vulnerable. (m) |

Sensitivity Unit: **36b**

Landscape Character Type: 1998: **Coastal Strip LCT**; 2019: **Fragmented Rocky Coast / Farmed Moorland Edge**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>network of Core Paths and a small section of the National Cycle Network (NCN) Route 1.</p> <p>7. Away from developed areas, and major settlement to the south outside of the unit (Portlethen), the unit has an open rural character with few trees, Tranquillity is affected by business and industrial activity, and some busy roads and the east coast railway line.</p> <p>In summary, there are some areas of distinctive landscape characteristics but these are affected by large areas of development and adjacent business and industrial landuses.</p> | | | |
| <p>B: Settlement boundaries There is considerable variety in the type of settlement boundary in this unit.</p> <ol style="list-style-type: none"> 1. Within the unit the edges of the central development area are highly visible and vary from well defined to fragmented, reflecting the process of ongoing construction. 2. Residential and industrial development along the northern edge of Portlethen backs onto open fields, forming an abrupt edge. 3. The eastern edge of Portlethen is largely contained by the East Coast Mainline although some development has taken place to its east. Along most of its length, the built edge is open. | <ul style="list-style-type: none"> • Development in the east of the unit would impact the undeveloped coast to the east • Development to the south would undermine the robust residential and business edge of Portlethen. • Overall, settlement boundaries are vulnerable (m-h) | <ul style="list-style-type: none"> • Development in the east of the unit would impact the undeveloped coast to the east. • To the south development would breach robust edges and be a contrast in use to the residential areas. • Overall, settlement boundaries are quite vulnerable (m) | <ul style="list-style-type: none"> • Development in the east of the unit would impact the undeveloped coast to the east. • Development around the edge of Portlethen would contrast with adjacent uses and breach robust edges. • Overall, settlement boundaries are quite vulnerable (m) |

Sensitivity Unit: **36b**

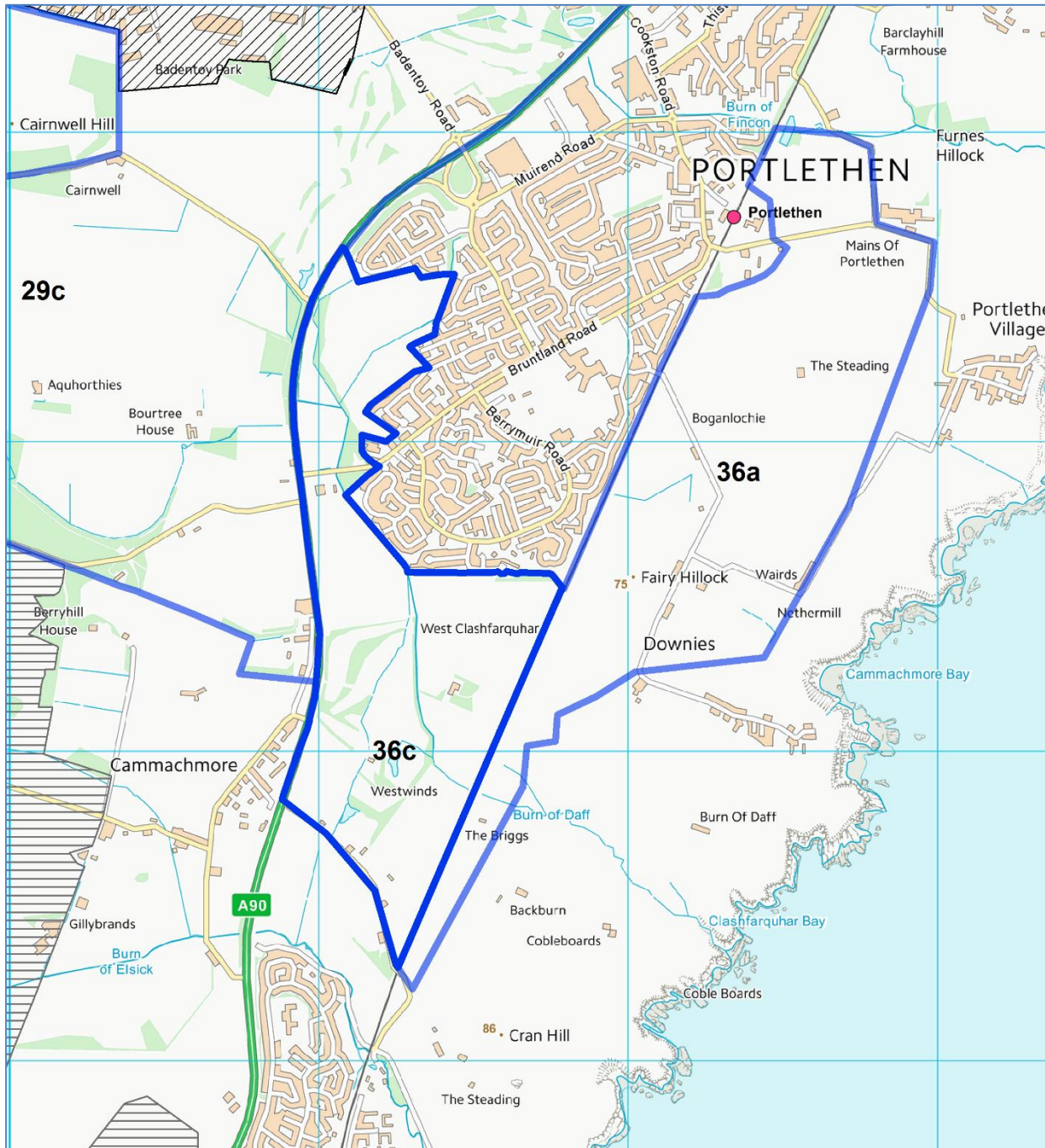
Landscape Character Type: 1998: **Coastal Strip LCT**; 2019: **Fragmented Rocky Coast / Farmed Moorland Edge**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|---|
| | Residential | Business | Industry |
| <p>4. Outside the unit, to north of the unit, areas of recent business park development, quarrying and industry tend to have little boundary definition.</p> <p>In summary, residential development has strong definition. The edge of business and industrial development vary in robustness, reflecting on going development of the central area and areas to the north outside of the unit.</p> | | | |
| <p>C: Views and gateways</p> <p>1. There are relatively extensive views across the open undeveloped parts of the unit and to/from many surrounding areas.</p> <p>2. Views to the coastal edge are limited.</p> <p>3. Much of the unit is clearly visible from the A92 that forms the western boundary to the unit, and the east coast main line which forms the eastern boundary of the unit.</p> <p>Overall, there is extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> • Development would be very visible in the open parts of the landscape, including from the A92 and east coast mainland. • Nearby residential development could provide some local screening/visual integration. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be very visible in the open parts of landscape, including from the A92 and east coast mainline. • Nearby business / industrial development could provide some local screening/visual integration. • Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would be prominent in the open parts of the landscape, including from the A92 and east coast mainline. • Nearby business/industrial development could provide some local screening/visual integration. • Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <p>1. The unit provides rural setting to Portlethen.</p> <p>2. The unit provides separation function between Portlethen and the southern edge of Aberdeen.</p> <p>3. Rural parts to the south of the unit provide an important separation function between Portlethen and the business and industry to the north.</p> | <ul style="list-style-type: none"> • Development would adversely affect the rural setting and separation between settlements. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural setting and separation between settlements. • Overall, the landscape role is vulnerable. (m-h) | <ul style="list-style-type: none"> • Development would adversely affect the rural setting and separation between settlements. • Overall, the landscape role is vulnerable. (m-h) |


Sensitivity Unit: 36b

Landscape Character Type: 1998: **Coastal Strip LCT**; 2019: **Fragmented Rocky Coast / Farmed Moorland Edge**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|----------------------|--------------------|--------------------|
| | Residential | Business | Industry |
| 4. The unit forms is adjacent to, a stretch of undeveloped coast. In summary, the landscape role is important. | | | |
| | Medium-high | Medium-high | Medium-high |



Sensitivity Unit 36c

-  Aberdeen City Council boundary
-  Sensitivity Units
-  AWPR
- Aberdeenshire
 -  Existing Employment
 -  Opportunity Site
- Aberdeen
 -  Opportunity Site
 -  Developed / Under Construction



0



1.6 km

Map contains Ordnance Survey (OS) mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Aberdeen City Council - Licence No. 100023401. 2019

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|---|---|---|--|
| | Residential | Business | Industry |
| <p>A: Physical and perceptual landscape aspects</p> <p>The unit forms part of a much larger Fragmented Rocky Coast LCT and a small part of it is within the Farmed Moorland Edge LCT. The characteristics are representative of the transition between the two types.</p> <ol style="list-style-type: none"> 1. Flat to gently undulating landform that gently slopes towards the coast. 2. Semi-natural vegetation is mainly limited to areas of gorse, mossy heathland, and scrubby woodland, and some wet flushes and small burns. 3. Areas of open landscape are interspersed with shelter belts, small woodlands and clumps of trees. The unit includes a relatively well wooded and enclosed landscape to the south. 4. Land use is mostly pastoral and arable rectilinear fields enclosed by a stone dykes and post and wire fences and an extensive area of private estate land. 5. Scattered farms and occasional large dwellings and small business are accessed by minor roads that tend to follow field boundaries. 6. Recreational use includes walking and cycling along rural roads, and a short section of core path. 7. The unit has some rural character although this affected by residential development. Tranquillity is affected by the | <ul style="list-style-type: none"> • Development would be contrary to the pattern of scattered farmsteads and dwellings. • Development in the east of the unit would impact the undeveloped coast to the east. • Development could impact directly on woodland and semi-natural habitats, or result in their fragmentation. • Development would result in the loss of open farmland, including some stone dykes. • Development would detract from rural character. • Overall, physical and perceptual landscape aspects are quite vulnerable. (m) | <ul style="list-style-type: none"> • Development would be contrary to the development pattern of scattered farmsteads and dwellings. • Development in the east of the unit would impact the undeveloped coast to the east. • Development could impact directly on woodland and semi-natural habitats, or result in their fragmentation. • Development could result in the loss of trees, if in the south of the unit . • Development would result in the loss of open farmland, including some stone dykes. • Development would contrast with the existing residential type to the north. • Development would detract from rural character | <ul style="list-style-type: none"> • Development would be contrary to the development pattern of scattered farmsteads and dwellings. • Development in the east of the unit would impact the undeveloped coast to the east. • Development could impact directly on woodland and semi-natural habitats, or result in their fragmentation. • Development could result in the loss of trees, if in the south of the unit . • Development would result in the loss of open farmland, including some stone dykes. • Industrial development would contrast with the existing residential type to the north. • Development would detract from rural character |

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|--|--|--|
| | Residential | Business | Industry |
| <p>industrial activity and the A92, and the east coast railway line.</p> <p>In summary, there are some distinctive landscape characteristics but affected in places by adjacent development and roads.</p> | | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are vulnerable. (m-h) | <ul style="list-style-type: none"> Overall, physical and perceptual landscape aspects are vulnerable. (m-h) |
| <p>B: Settlement boundaries</p> <p>1. The southern edge of Portlethen is generally well contained by a trees although alongside the A92, the edge is quite open.</p> <p>In summary, residential development has mainly strong definition with visibility mainly from the A92.</p> | <ul style="list-style-type: none"> Development would breach robust edges, including tree planting. Development in the east of the unit would impact the undeveloped coast to the east. Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> Development would breach robust edges, including tree planting and be a contrast in use to the residential areas. Development in the east of the unit would impact the undeveloped coast to the east. Overall, settlement boundaries are very vulnerable (h) | <ul style="list-style-type: none"> Development around the edge of Portlethen would contrast with adjacent uses and breach robust edges, including tree planting. Development in the east of the unit would impact the undeveloped coast to the east. Overall, settlement boundaries are very vulnerable (h) |
| <p>C: Views and gateways</p> <p>1. There are relatively extensive views across the unit and to/from many surrounding areas.</p> <p>2. The wooded areas to the south of the unit are important in views from the A92 and railway line..</p> | <ul style="list-style-type: none"> Development would be very visible in the open parts of the landscape, including from the A92 and east coast mainline. | <ul style="list-style-type: none"> Development would be prominent in the open parts of landscape, including from the A92 and east coast mainline. | <ul style="list-style-type: none"> Development would be prominent in the open parts of the landscape, including from the A92 and east coast mainline. There is no nearby industrial development Development in wooded |

Sensitivity Unit: **36c** Landscape Character Type: 1998: **Coastal Strip / Agricultural Heartlands**; 2019: **Fragmented Rocky Coast / Farmed Moorland Edge**

| ASSESSMENT CRITERIA | SENSITIVITY ANALYSIS | | |
|--|---|---|--|
| | Residential | Business | Industry |
| <p>3. Much of the unit is visible from the A92 that forms the western boundary to the unit, and the east coast main line which forms the eastern boundary of the unit.</p> <p>Overall, there is extensive visibility from/to surrounding areas.</p> | <ul style="list-style-type: none"> Nearby built development could provide some local screening/visual integration. Overall, views and gateways are vulnerable. (m-h) | <ul style="list-style-type: none"> Development in wooded areas would result in tree loss. There is no nearby business development.. Overall, views and gateways are very vulnerable. (h) | <p>areas would result in tree loss.</p> <ul style="list-style-type: none"> Overall, views and gateways are very vulnerable. (h) |
| <p>D: Landscape role</p> <ol style="list-style-type: none"> The unit provides rural setting to Portlethen. The unit provides separation function between Portlethen and the settlements to the south and west of the unit. The is adjacent to a stretch of undeveloped coast. <p>In summary, the landscape role is very important.</p> | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. Overall, the landscape role is very vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. Overall, the landscape role is vulnerable. (h) | <ul style="list-style-type: none"> Development would adversely affect the rural setting and separation between settlements. Overall, the landscape role is vulnerable. (h) |
| OVERALL SENSITIVITY | Medium-high | High | High |

Appendix 1 – Review of other sensitivity studies

To inform the development of the study methodology, this section sets out a select review of relevant studies undertaken elsewhere across the UK.

CASE STUDY 1: Brighton & Hove Urban Fringe Assessment (2014)

Overview of study

The purpose of the study was to examine:

1. The potential contribution of the city's 66 urban fringe sites to accommodate residential development and the forms of residential development which might be particularly suitable.
2. The extent to which some urban fringe sites should remain protected, including scope for new designations, such as Local Green Spaces, where justified by national planning policy.
3. The scope for and role of mitigation in minimising adverse effects of development and the nature and extent of any residual adverse effects.
4. Linked with c), the potential for sites to generate additional benefits for the city in relation to other strategic objectives, including public open space, multifunctional green spaces, and biodiversity enhancement.
5. Mechanisms for bringing forward sites suitable for residential development.

The overall approach involved identifying different levels and types of constraint on residential development in the urban fringe. Base maps were used to identify all levels of constraint and the areas of the urban fringe with no 'absolute' constraints together with all those performing functions such as open or green spaces were screened for secondary constraints. The likely effects of residential development were then assessed both before and after mitigation. Visits were made to all the urban fringe sites to determine whether residential development might be appropriate and, if so, the density and type of development that would be most suitable.

In describing and evaluating the urban fringe, the assessment criteria were:

- a) Site Characteristics – land use, access issues, agricultural land classification etc.
- b) Ecology
- c) Open Space
- d) Landscape
- e) Other Environmental Issues

Following site visits, conclusions on capacity were developed taking into account the potential for mitigation.

Analysis

- i. As the purpose of the study was to identify landscape capacity for residential development, the study highlights the importance of identifying planning constraints across urban fringe landscapes.

- ii. In examining the value and function of the urban fringe the following designations and data were considered:
- Ecological (e.g. Special Areas of Conservation, Ancient Woodland, Sites of Special Scientific Interest)
 - Historic (e.g. Conservation Areas, Listed Buildings)
 - Open spaces (e.g. Outdoor Sports Facilities, Allotments)
 - Other Environmental (e.g. Agricultural Land Classification)
- iii. As the study focuses on the urban fringe, it is not clear to what extent, if at all, specific urban fringe characteristics (e.g. settlement edges) were assessed to determine capacity and in general, the approach seems to focus primarily on constraints as a basis to determine capacity.

CASE STUDY 2: Edinburgh Green Belt study (2010)

Overview of study

The aim of the study was to define areas of less sensitivity within the Green Belt where development could potentially be accommodated. The study was based on the detailed 1:25k LCA prepared for Edinburgh in 2008 described above. Some additional characterisation was undertaken to include parts of Midlothian which lie within the Green Belt around Edinburgh and neighbouring settlements. 96 detailed Landscape Character Areas were defined (including the 71 within Edinburgh's boundaries).

A two stage evaluation process was adopted and each landscape character area was initially evaluated against criteria based on the following Green Belt objectives (set out in SPP21):

- Protection and enhancement of the character, landscape setting and identity of towns and cities
- To protect and give access to open space within and around towns and cities as part of the wider structure of green space.

Each character area was then evaluated and scored (1-3) based on the following criteria:

1. Integrity of landscape character
2. Distinctiveness of landscape character
3. Landscape condition
4. Potential for enhancement of landscape condition
5. Contribution in setting to Edinburgh
6. Contribution in identity to Edinburgh
7. Robustness and sustainability of existing boundaries in landscape terms

Scores were added and some weighted and each LCA was ranked. The bottom ranking LCAs (the 'cut off' of 67% score was determined in conjunction with the Steering Group with 17 LCAs falling below this) were then put through an additional evaluation process during Stage Two which appraised landscape capacity for settlement expansion based on the following:

CASE STUDY 2: Edinburgh Green Belt study (2010)

Overview of study

8. Impact on the local and wider landscape character and setting and the broader pattern of settlement
9. Impact on existing settlement form and boundaries
10. Relative visibility and prominence of the area in question both locally and in the wider landscape
11. Relationship between the area in question and open space, access networks and land use
12. Potential role of existing or additional landscape features (such as structural landscaping) in integrating development within the local and wider landscape and existing and potential links with the Forest Habitat Network

Analysis

From Carol Anderson's experience of having been involved in the field work/assessment for this study, the following points are to be considered:

- i. Criteria 2, 5 and 6 led to double-counting in the evaluation and a simpler methodology would have been more transparent.
- ii. While the brief for the Aberdeen City study does not require evaluation against Green Belt objectives, some of the key evaluation criteria as listed above could form a useful basis to consider.
- iii. It is also important to note that cultural heritage and ecological aspects are fully evaluated and although these values could be assessed in the landscape integrity/distinctiveness evaluation to some degree, separate criteria might be required for the Aberdeen study.
- iv. The numerical scoring system is good and easy to follow, especially when there are likely to be a large number of LCAs to be evaluated.
- v. This evaluation worked fairly well and was straightforward to undertake in the field and there would be potential in perhaps adopting this method.
- vi. One of the criticisms of the Edinburgh Green Belt study from Midlothian Council was that it was insufficiently detailed in comparison with the series of SNH funded settlement capacity studies led by Alison Grant which they felt would have been more useful for Local Development Plan purposes.

CASE STUDY 3: Landscape Character Assessment of Taunton's Rural-Urban Fringe - Landscape Sensitivity and Capacity Study (2005)

Overview of study

Based on a landscape character assessment approach, the study includes a detailed assessment of landscape sensitivity for the purpose of making initial recommendations as to the potential capacity for Taunton's urban fringe to accommodate future built development. The study aims to inform development briefs and guidance to assist with landscape management and strategies.

The study notes that the urban fringe is difficult to define and although not having one single definition, The Countryside Agency provided a description as *“that zone of transition which begins with the edge of the fully built up urban area and becomes progressively more rural whilst still remaining a clear mix of urban and rural land uses and influences before giving way to the wider countryside”*.

The study then goes on to define the urban fringe as:

“The extent of land lying immediately beyond the existing edge of Taunton (and its Associated Settlements) that has a strong physical and/or visual and/or perceptual connection with the town.”

The study had four main stages:

1. Draft Borough-wide Landscape Character Assessment
2. Identification of the Immediate Landscape Setting: Taunton’s Rural – Urban Fringe (the focus study area).
3. Landscape Character Assessment of Landscape Types and Character Areas that extend up to Taunton’s Urban Edge and incorporate the Rural-Urban Fringe (incorporating judgements of Overall/Inherent Landscape Sensitivity).
4. Detailed assessment of the Rural- Urban Fringes’ sensitivity to (and capacity to accommodate) built development.

Three criteria were used to delineate the Rural-Urban fringe were:

- a) Landform – topographic variation and how this influences views and a sense of physical connection/detachment with/from the town.
- b) Visibility - linked with topography, visibility is particularly concerned with visual prominence (proximity of the town and clarity of the view). This ensures that those areas providing views of Taunton that are distant and physically removed from the town, do not sit within the immediate landscape setting or rural-urban fringe boundary.
- c) Experiential sense of the townscape – landscape/townscape features that are indicators of proximity and connection to the town. It is possible for example to be stood within an area of agricultural land use whilst having views of urban elements - landmark buildings, urban furniture such as street lighting or roadside kerbing, and perceptual characteristics such as busy roads, noise levels and/or reduced tranquillity.

Analysis

- i. The study provides some useful definitions of urban fringe.
- ii. The range of assessment criteria used to define and describe the character, quality and extent of the urban fringe are quite limited in number although they appear to encompass so important factors to consider.
- iii. The descriptions of urban fringe areas are quite detailed and appeared to be informed through extensive field survey.
- iv. Feedback from the Council notes that both the LCA and the sensitivity studies have been very useful for landscape and planning staff within the Council in appraising specific developments.

- v. There have been two very large residential developments on the outskirts of Taunton and the guidance contained in the sensitivity study was particularly useful in developing design briefs for developers.
- vi. Developers have largely respected the findings and guidance in the study although the tougher legislation associated with wildlife/habitats has been the main driver rather than landscape issues in influencing the location and design of developments.
- vii. No updates to the study have been undertaken since 2005 and none are likely in future due to Council budget constraints.

CASE STUDY 4: North West Leicestershire Settlement Fringe Assessment (2010)

Overview of study

This study assessed the landscape value of land around settlement fringes, the most distinctive landscapes, and those which are important for the setting of settlements. The second part was to undertake a more detailed landscape assessment of the possible future development sites around the settlements identified in the Core Strategy consultation.

The main objectives were:

1. To establish the landscape character around the fringes of Ashby de la Zouch, Castle Donnington, Coalville, Ibstock, Kegworth and Measham.
2. To identify sensitive landscapes to be retained, maintained or enhanced.
3. To establish the character and setting of settlements within the landscape, identifying any landmark views or features.
4. To help inform decisions about the location and amount of new development across the District.
5. To inform the development of policies to secure the provision of new development which respects and contributes to its landscape character setting.
6. To provide information on how development may contribute to enhancements along settlement fringes.

The settlement fringes were then divided into suitable parcels and assessed using the following criteria:

Landscape value

- a) Landscape character
- b) Representativeness and consistency with wider character
- c) Remoteness and tranquillity

Visual Quality

- d) Visual prominence
- e) Nature of the urban edge
- f) Distinctive views and setting of the settlement
- g) Public accessibility

The assessment included a basic scoring system of landscape and visual quality.

Analysis

- i. The assessment criteria and definitions are specifically relevant to the urban fringe although it is not clear how each area was initially defined.
- ii. Although the assessment included a basic scoring system of landscape and visual quality, no descriptive analysis is provided.
- iii. Feedback from the Council indicated the assessment has provided limited practical use as the Core Strategy was not adopted and most of the sites assessed have now been developed without reference to the study.
- iv. Although the study was used as evidence at two Planning Appeals, the findings were contrary to views of Planning Officers.
- v. Although the study provides some useful urban fringe criteria, (particularly visual prominence, nature of the urban edge and distinctive views and setting of the settlement), the study lacks detail to help understand the character of the urban fringe.

CASE STUDY 5: Perth Landscape Capacity and Green Belt Study (2001)

Overview of study

The study was commissioned to assess the capacity of the landscapes around Perth, and 17 of the other larger settlements in the Local Plan area, to accommodate further built development, (in the form of small, or larger, scale expansion or a new settlement). The study is intended to inform the locational strategy of the development plan. The second phase of the study assessed the need and justification for a Green Belt around Perth and advised on possible inner and outer boundaries (and the role that a Green Belt may play in controlling development pressure and managing landscape change).

Study objectives were to:

1. Identify long term preferred options for development
2. Identify where development should be discouraged
3. Evaluate the landscape setting of Perth
4. Identify an area for a new village

Based on 6 regional LCTs identified in the Tayside LCA but with these sub-divided into smaller 'landscape character units' and even smaller 'local landscape character units' at 1:25k and 1:10k scale.

- Two principal development types usefully categorised – industrial/commercial and housing
- Development described as taking the following forms:
 - Expansion of Perth on existing edges
 - Expansion of existing surrounding villages
 - Creation of a new village
- 4 'key aspects' to capacity assessment:
 - Physical constraints

- Landscape constraints
- Settlement form and pattern
- Visual constraints

- A numerical scoring system is not used but rather judgements made on whether change would be 'beneficial, neutral or adverse'. The assessment appears to have focussed on the area immediately around Perth and each of the 17 settlements. It is presented in tabular form with 1:10k maps produced for the 17 settlements and a 1:25k map for Perth.

- Page 13 under the heading 'objectivity and consistency' includes an interesting description of the field work undertaken in conjunction with SNH and Council staff.

Analysis

- i. It is not clear whether all the 'landscape character units' and 'local landscape character units' have been assessed or whether the study has focussed on the immediate area surrounding the 17 settlements and Perth.
- ii. Only the 6 regional landscape character types are described in the report – there is no description or detailed analysis of character of the smaller character units.
- iii. The tables setting out the assessment for Perth/each settlement seems to jump straight into conclusions with little analysis.
- iv. This study is less focussed on Green Belt objectives than the Edinburgh GB study. For example, it doesn't appear to evaluate open space provision.
- v. This study does not undertake a two stage evaluation process unlike the Edinburgh GB study which makes it less transparent as to how the conclusions have been reached.

Appendix II – Sample survey form

LCA: Sub unit:

Date: Surveyors:

| A: Physical and perceptual landscape characteristics | |
|---|-------------------|
| Key characteristics from Landscape Character Assessment | |
| Designated sites within sub-unit | |
| Perceptual qualities, e.g. tranquillity, remoteness, seclusion (relative to the study area) | |
| Presence of Green Space Network and degree of connectivity. | |
| Scores (against 3 development scenarios) | R - B - I - |
| B1: Settlement Boundaries | |
| Form, type, age and pattern of adjacent development | |
| Any distinctive buildings within the urban edge or sub unit | |
| Type of settlement edge | |
| Type of visual containment (slope, vegetation, road...) | |
| Apparent continuation with wider urban area | |
| Score | R - B - I - |
| C: Recreational Use | |
| Type and degree of recreational use evident | |
| Linear routes and evidence of recreational links (e.g. Core Paths) | |
| Open space | |
| Recreation sites/ facilities (e.g. carparks, picnic benches) whether publicly accessible | |
| Viewpoints on 1:50K OS | |

| | |
|--|-------------------|
| Scores | R - B - I - |
| D: Views and Gateways | |
| Views to sub-unit (e.g. from the sea, elevated areas, adjacent housing) | |
| Type and variety of key views from sub-unit (e.g. panoramic, contained) | |
| Visibility from approaches (gateways). | |
| Prominent/notable features | |
| Score | R - B - I - |
| E: Landscape Setting | |
| Function and foreground/ backdrop to urban areas and/ or other landscapes | |
| Separation function between landuses | |
| Score | R - B - I - |
| F: Landscape Condition and Forces for Change | |
| Condition of landscape features (e.g. field boundaries) | |
| Degree of management evident | |
| Forces for change observed | |
| Notes re. enhancement opportunities/ management guidelines (e.g. agriculture and recreation) | |
| G: Sustainability Notes | |
| Key constraints and buildability issues observed | |