

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Craigton Road South
5.2	Site Address	Land to the west of Northcote Lodge Care Home/Airyhall House
5.3	Postcode	NA
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No, already in control of the developer
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Attached Details:
5.7	Please provide the National Grid reference of the site.	NJ906039
5.8	What is the current use of the site?	Unused, previously agricultural – brownfield elements including a walled garden and derelict cottage
5.9	Has there been any previous development on the site? If yes please provide details	Yes, walled garden and limited residential

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	X
		Part owner	
		Option to purchase	X
		No legal interest	
6.2	Is the site under option to a developer?	In control of the proposed developer Details:	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes – 0939 Details: Part of a much larger bid site	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>Care Home</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td>Garden Centre</td> </tr> </table>	Housing	Care Home	Employment		Mixed Use		Retail		Other (Please Specify)	Garden Centre
Housing	Care Home											
Employment												
Mixed Use												
Retail												
Other (Please Specify)	Garden Centre											
7.2	Do you have a specific occupier in mind for the site?	Developer is the bidder Details:										
7.3	Site Area (hectares)	6.4ha										
	Housing											
7.4	Approx. no of units.	Care Home – see below										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	NA										
7.6	Affordable Housing Percentage	NA										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	NA										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	NA										
	Employment											
7.9	Business and Office	m ²										
7.10	General Industrial	m ²										
7.11	Storage and distribution	m ²										
7.12	Other Please specify	m ²										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	No of units and type:-										
7.14	Employment	m ²										
7.15	Retail	m ²										
	Retail											
7.16	Approx. floor area	m ²										

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Care Home, garden centre and retained open space
7.18	Approx. floor area	Garden Centre – approximately 1,250 m ² Care Home – approximately 5,400m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No, but anticipated as bids move forward in the process</p> <p>Details:</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development start post adoption of the plan in 2022	Year 0-5
8.4	Expected development completion	Year 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes, Drum Property have their own funding facility to acquire and deliver development sites.
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No Details:

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	X
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	X
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	X
9.6	Has a flooding strategy been developed for the site?	No Details:	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	Yes Details:	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes but a full DIA would establish how capacity would be delivered	
9.10	Is there water capacity for the proposed development?	Yes, a full WIA would establish how the development could be serviced in detail.	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X to be accommodated within the developed design
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	X but mitigated by landscape buffers/use
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	X
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	X
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	

		No contamination or tipping present	X		
9.18	Will the site impact on any water courses?	No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	X		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	
		Between 400-800m			
		Within 400m	X		X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	X		
		Local shops			X
		Sports facilities	X		
		Public transport networks	X		
		Primary schools	X		
9.28	Footpath and cycle connections	No available connections			

	(are there any existing direct footpath and cycle connections to	Limited range of connections	
	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	X
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	NA
		Limited	NA
		Significant	NA – provides employment opportunities
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes, available
		Gas	Yes, available
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	At the detailed design stage, incorporating L&ZC technology appropriate at the time	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: the site will be designed to accommodate open space requirements at the time of development. Indicative plan included.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: the proposed development will retain the important elements of the GSN and enhance formal footpath connections – see	

		attached statement.
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10.	Education	
10.1	Have discussions been had with the Council's Education Department?	NA Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	NA

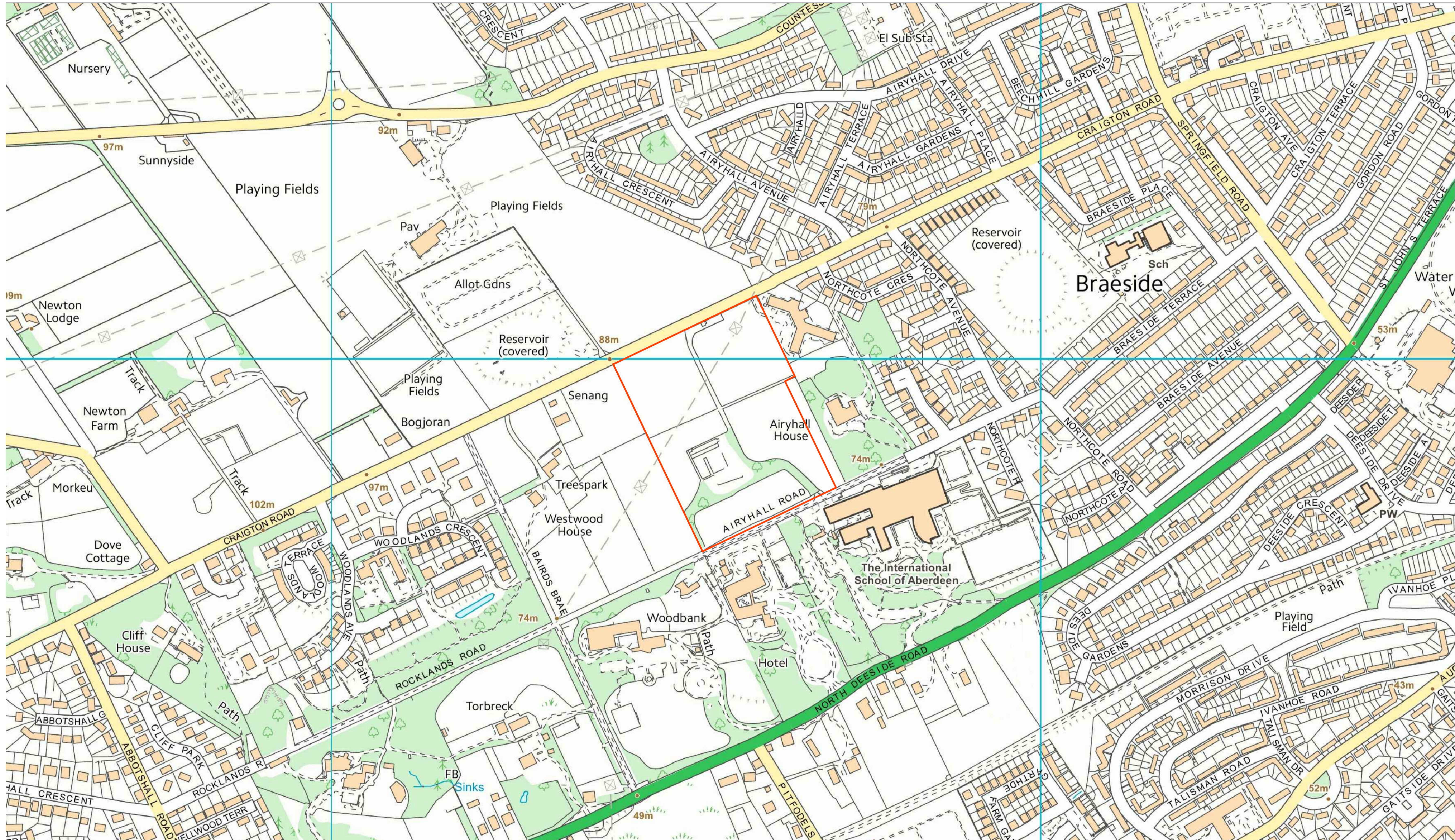
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes – care home facilities close to residential areas, local garden centre, associated employment opportunities, access to the wider countryside, improved access. Developer contributions expected but to be negotiated at the time of development.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: see attached

13.	Additional attachments	
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;	

		Included	Not Applicable
13.1	Contamination Report		X
13.2	Flood Risk Assessment		X
13.3	Drainage Impact Assessment		X
13.4	Habitat/Biodiversity Assessment		X
13.5	Landscape Assessment		X
13.6	Transport Assessment		X
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		X detailed studies to be carried out if allocated

14. Development Viability			
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	Yes
		Please provide details of viability: Drum Property Group has considered viability if developing this site against potential constraints and infrastructure requirements and are very confident of the viability of development in this location.	



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DRUM
PROPERTY GROUP
DEVELOPMENT & INVESTMENT

LAND AT CRAIGTON ROAD/AIRYHALL ROAD, PITFODELS
LOCAL DEVELOPMENT PLAN BID
MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO FOR DRUM PROPERTY GROUP



EXECUTIVE SUMMARY

The purpose of this document is to support the Local Development Plan bid submission, which has been prepared on behalf of Drum Property, the developer by Halliday Fraser Munro Architects and Planning Consultants

The site on the south side of Craigton Road, Pitfodels offers an excellent opportunity for a high quality environment to house semi-urban uses of a garden centre and a care home . An obvious extension to Aberdeen westwards of the recently completed care home and Bancon Development it respects the site and its context. It also provides the new development with a setting that can enhance the development users' quality of life by providing direct access to green spaces.

The proposals presented in this document have been developed following a review of the site, planning context, an analysis of the opportunities and constraints of the site with the integration of new development as an appropriate extension to the Craigton Road, allowing a new land use whilst respecting the character of neighbouring green belt.

Drum Property Group pride themselves on quality of their developments and will continue to embrace that in the delivery of new environment on this site.

An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site will deliver on all of these.

“The vision for the Land at Craigton Road, Pitfodels is to create a limited expansion westwards from Aberdeen’s urban edge, respecting the setting and landscape character of the Pitfodels Conservation Area”

1.0 SITE DESCRIPTION

The bid site is located between Craighton Road and Airyhall Road, within the Pitfodells Conservation Area .

The site sits south of Craighton road, Robert Gordon College's playing fields, areas of stone wall and a covered raised reservoir; It sits to the north of Woodbank (Shell social and sports club), the Marcliffe Hotel and the International School campus all of which front onto North Deeside Road; and immediately to the west of the adjacent Airyhall House and Northcote Lodge care home development.

To the west of the site are open fields, limited housing and beyond that the residential development at Woodland Gardens.

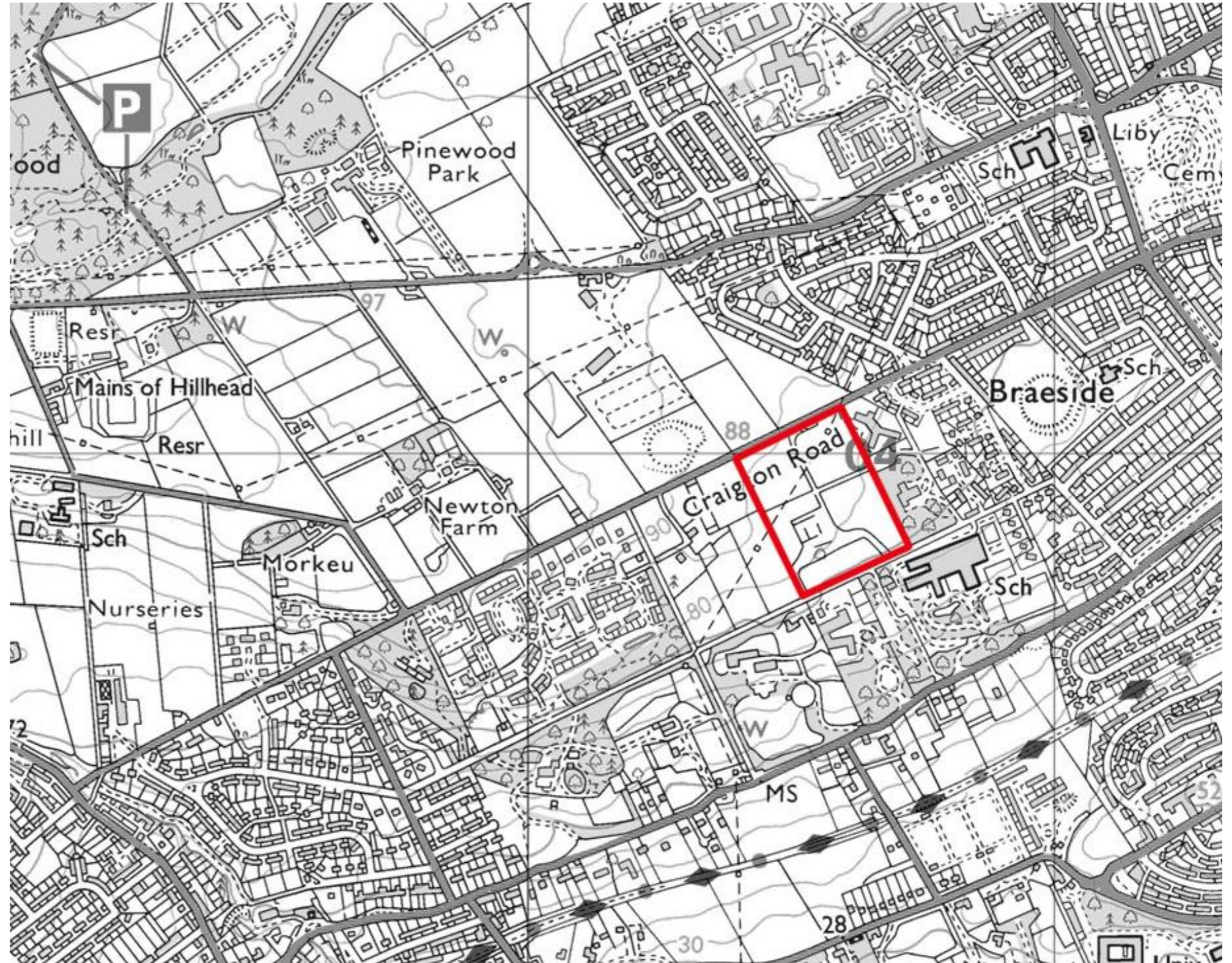
The existing unused agricultural land extends to 6.62 ha and comprises a redundant steading building to the north, the remains of a walled garden towards its centre and a paddock to the south of the site.

The proposed site includes avenues of mature trees and woodland. These provide a wooded character to Airyhall Road and screen the majority of views south from the site. Woodland is generally to be retained but will be subject to full detailed review if allocated to allow proper management and protection of the woodland resource.

The site is diagonally traversed by a 33kV overhead power line running from the north east to south west. The site is generally flat, falling gently to the south towards Airyhall Road. Main access to the site would be taken from Craighton road.

The two large residential areas of Cults and Aberdeen are a complex mix of urban and urban fringe land-uses creating the general area character of the proposed development.

The site offers opportunities for development of a garden centre on the eastern side and a new care home adjacent to the existing care home in clear pockets that would retain much of the site character and respect its location with the Pitfodells Conservation Area.





The redundant steading building to the North of the site - (Source: Google Maps)



View to the site from Craigton Road- (Source: Google Maps)



Robert Gordon Play ground opposite the site - (Source: Google Maps)



The southern boundary of the site (Airyhall Road)- (Source: Google Maps)

2.0 PLANNING CONTEXT

Planning History

This partial brownfield site has been the subject of previous LDP bids but as part of a much larger land parcel for housing use. This bid, however, is now on a much reduced site and excludes land to the west. Elements of the justification from ACC (see below) for not including the site previously have been considered in preparing this bid.

Issues previously considered:

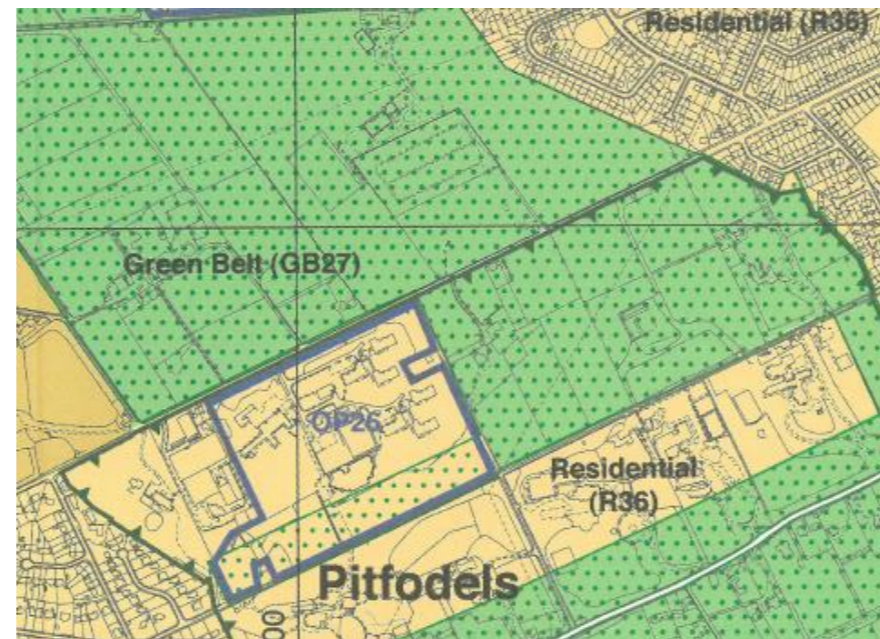
- Separation and coalescence
- Trees
- Architectural features
- Established wildlife and recreational functions
- Housing numbers

These have all been reconsidered in this bid.

Land use zoning and Function

It's quite clear that the function of this part of Aberdeen has altered over the years and the zoning in relation to that function has also altered. The series of extracts below show that this area has altered over the last few LDP reviews.

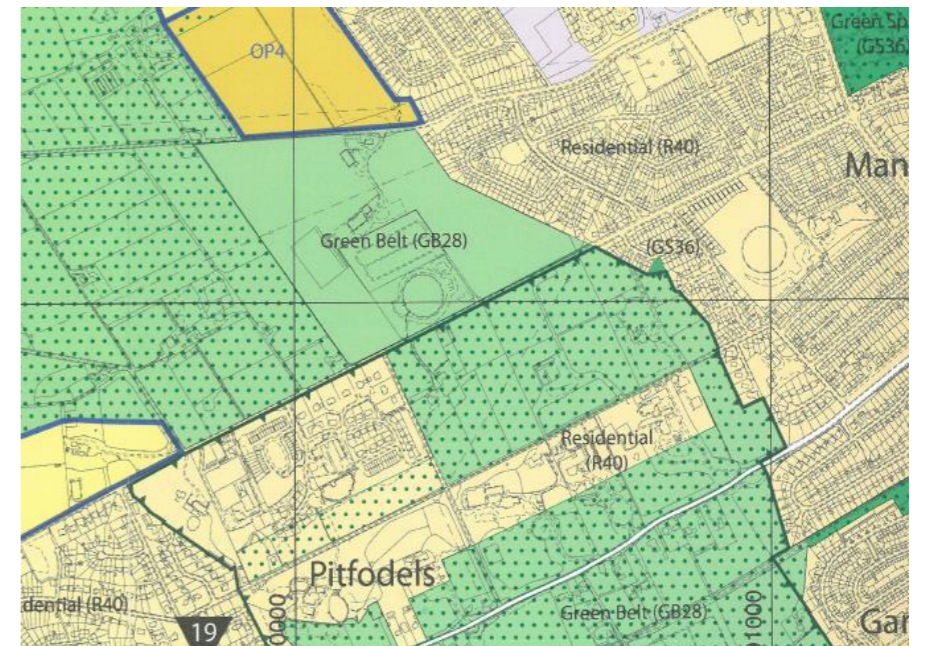
2004 Finalised Local Plan



Whole site identified as green belt and green space network. Land

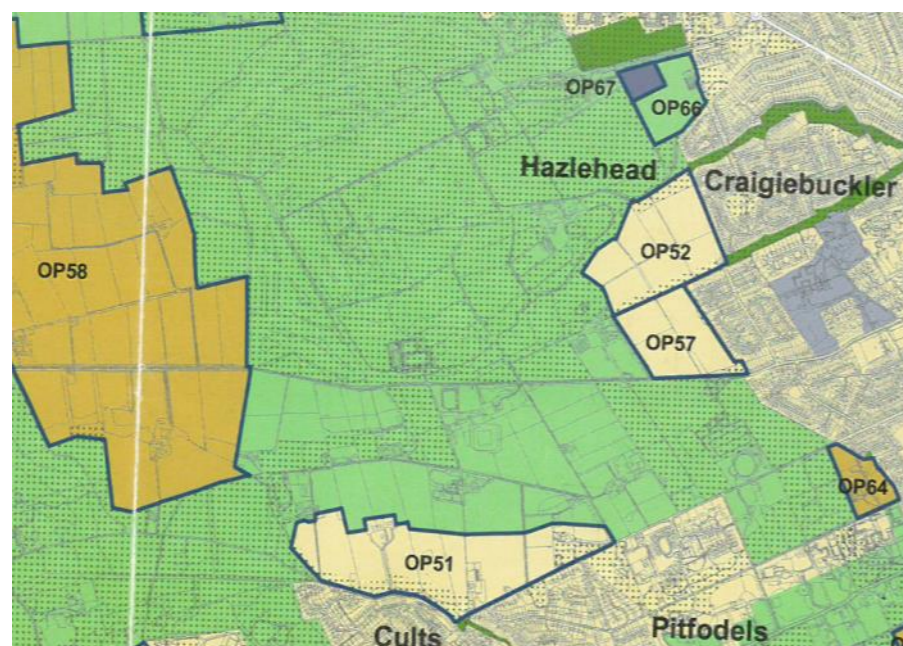
to the south allocated for low density housing protecting landscape and tree belts.

2008 Finalised Plan



site remains unallocated but land to the north is removed from the

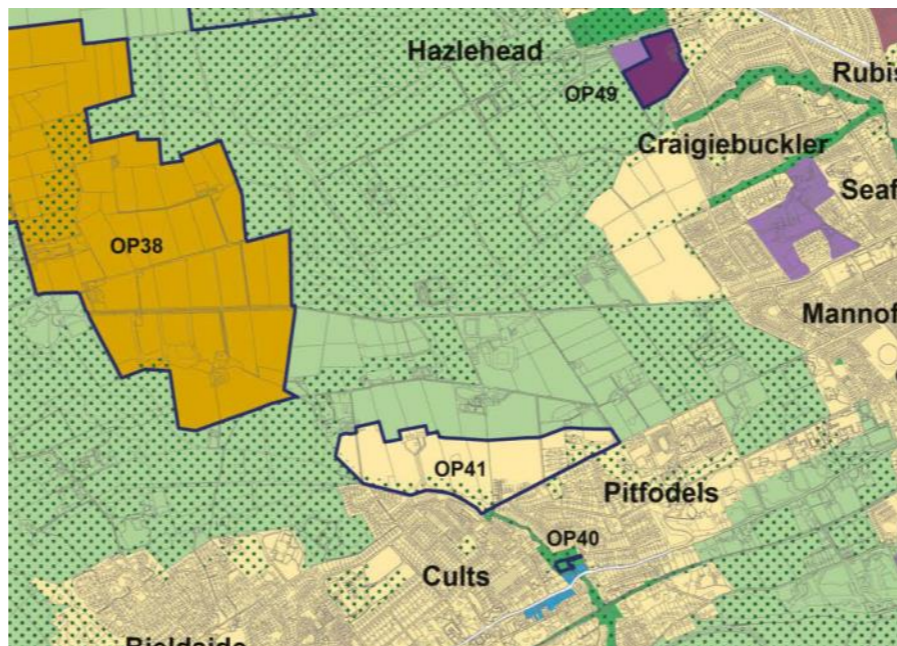
2012 Local Development Plan



The land immediately to the east (previously allocated as green belt and green space network) with a similar character to the proposed site is zoned as OP64, an opportunity for development of 20 homes on a Council owned site.

The inclusion of OP64 in 2012 ALDP has extended the edge of the city further to the west and now immediately adjacent to this site.

2017 City Local Development Plan



The current LDP identifies this area as Green Belt and Green Space Network, within the Pitfodels Conservation Area and closely related to Core Paths.

Allocating this site for development would require a rezoning away from Green Belt but this would not be unusual in a local development plan review, especially one where greenfield housing states of 100 units as less are being encouraged. Developing the site, however, would retain the key important landscape elements.

The 2017 LDP allocates Friarsfield as a development site (OP41—29.2 hectares for 280 homes). This established the Friarsfield area as a housing development zone in the current land use strategy for the City.

GSN does not rule out development but requires that it considers the character and function of the GSN in that area. In this case it is the woodland avenues that define the character. These will be protected if this site is allocated. The types of uses proposed are also commonly found on sites where open spaces and access to them is available. Garden centres in particular require outdoor space in areas that are also close to their potential customers to provide convenient and sustainable access options.

Planning Review Summary

The proposal for the Craigton Road bid site will have very little impact on the landscape and the character of the wider area.

It would retain on site woodland and landscape buffers to the north and south to help retain the woodland character to the to the south of the site.

Land Use Zoning

The site is presently zoned as Green Belt and Green Space Network (GSN). Green Belt release is required to meet the Council's stated request for new greenfield sites of 100 houses or less. The Local Plan Review process is the mechanism where such releases can be considered. Green Belt policy protects land for 4 main reasons. These are:

- to maintain the distinct identity of Aberdeen and the communities within and around the City;
- to safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
- to maintain Aberdeen's landscape setting and
- to provide access to open space.

Identity - This area of Aberdeen has changed considerably over recent years. The land immediately to the east is now built out and land to the south now includes the relocated International School. Retaining landscape buffers to the north and south would help retain the identity of this part of Aberdeen that can be characterised as development set within the landscape.

Coalescence and Sprawling Development - The site does not create coalescence or sprawling development for the same reasons as set out above. Aberdeen has already expanded westwards in **this** vicinity and the restricted scale of this development together with the proposed landscape treatment would not create coalescence or sprawling development.

Landscape Setting - The landscape setting of Aberdeen is not undermined by this proposal. The site is a field with a large pylon crossing it and woodland avenues set to the south and west. Developing this site with appropriate landscape treatment, retaining and managing the woodland and introducing development-free zones to the north and south will maintain, and in terms of the woodland will improve, the contribution to the local landscape from this site.

Access to Open Space - The site is presently used informally by local residents, in the main for walking their dogs. Development of the site will include a more formalised path network that can improve access to the managed and improved on-site open spaces (e.g. the walled garden) and safer access through the site to local core and other path networks. The proposal will alter the type of open space available on site but provide easier, safer and more formalised footpath networks to that open space.

This review has not identified any concerns in relation to the function of the Green Belt for this bid site. The rezoning of this specific bid sites from the Green Belt would not undermine its overall purpose.

Policy NE1 – Green Space Network does not rule out development either. Where development would impact on GSN it requests that such development "... *maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation.*" (page 67, 2017 LDP). That can be achieved here and would be a similar approach to that taken on the residential zoned land immediately south of this site.

Indeed the uses suggested in this bid and shown in the indicative site plan would retain much of the site's character. The garden centre in particular would make use of a presently underused set of fields for horticultural associated uses.

Planning and Design

At a national level the Scottish Government are pursuing design quality agenda. They are promoting 6 essential qualities of place:

- Distinctiveness
- Welcoming
- Safe a pleasant
- Easy to move around
- Adaptable
- Resource efficient

Drum Property Group pride themselves on quality of their developments and will continue to embrace that in the delivery of housing on this site.

An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site will deliver on all of these for the neighbouring community and residents of the proposed care home.

3.0 SITE CONTEXT

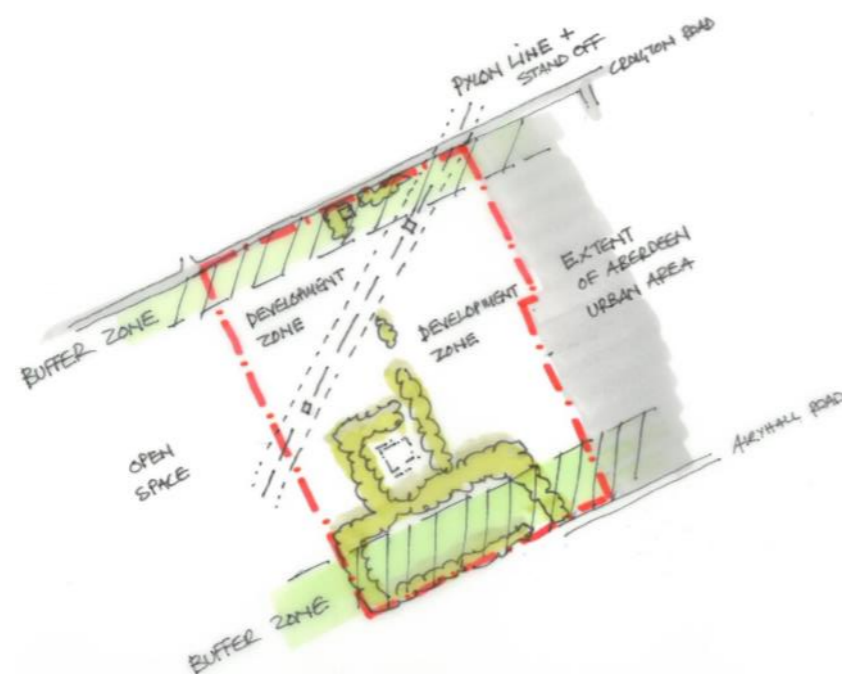
The Urban Area Character Area mainly comprises the areas of Craigiebuckler Braeside, Mannofield, Kaimhill and Garthdee in Aberdeen to the south and east of the site and the eastern component of Cults to the west of the site. Land around the site is primarily residential and educational land-use with a mix of building types and styles in a range of materials .

Plot sizes tend to be large to the south of Airyhall road although development is denser in the areas immediately to the east.

The proposed development site lies within an area that has been designated as Green Belt in the Aberdeen local plan although this full review of the Local Development plan is the opportunity to review that zoning.

Allocation of this site will lead to the rezoning of a partially brownfield site for much needed residential use.

It is not considered that urban coalescence will result from development of the Craighton Road site or that developing the site will materially affect the overall role of the Green Belt in this part of Aberdeen.









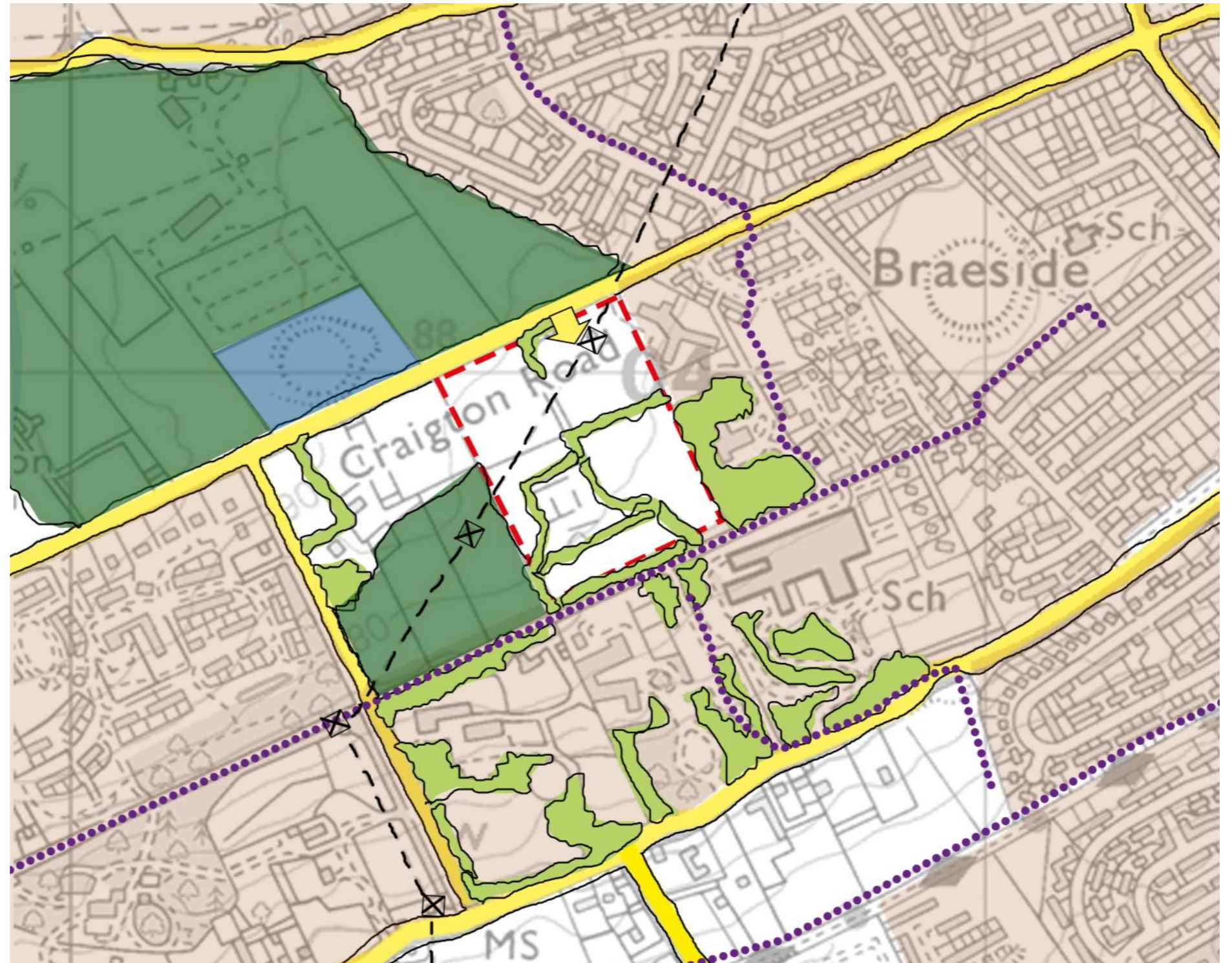
- Existing Roads and paths
- The bid site
- LDP zoned site
- Core Path
- Aberdeen Urban Area

4.0 SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

Opportunities and Constraints Key

1. **Existing Road and Path Network** The site sits between Craighton Road to the north and Airyhall Road to the south with good access to roads and path networks
2. **Site connectivity** The site has excellent connections to the Core Path network
3. **Green Belt and Green Space Network** The site is identified within green belt but should be reconsidered through the current LDP review.
4. **Mature Trees and Woodlands** There are mature trees and woodland within the site. These can provide distinct character to the proposed development and will be protected. They are not a significant constraint.
5. **South Facing** - making the most of opportunities for solar gain
6. **Conservation Area** The site lies within the Pitfodells Conservation Area. This does not preclude development but will require a greater design focus.
7. **Overhead lines** Large pylons cross the site in a north easterly direction have been considered in this bid

-  Site
-  Existing Roads and paths
-  Core Path
-  Reservoir
-  Green Space Network
-  Access potential



5.0 DESIGN CONCEPT AND INDICATIVE SITE PLAN

The land at Craighton Road, Pitfodels represents a deliverable, considered extension to the existing urban edge. The bid site is under the control of Drum Property Group and is immediately available for development with no constraints. The site can be accessed via Craighton Road to the north (main access point) and to the south by Airyhall Road (emergency access point).

The proposed design concept includes a landscape buffer to north and south to reflect the findings of previous LDP reviews and maintain the open visual nature of the edges of the site as seen from Craighton Road and Airyhall Road. The includes a garden centre to the north west of the site and a residential care home adjacent to the existing care home to the east of the site.

Woodland will generally be retained with the main access taken from Craighton Road.

- Limiting the development to the clear pockets
- Retaining woodland on site
- Landscape buffers north + south
- Access from the north/Emergency access to the south
- Extensive on-site open space + path networks
- Appropriate stand off from existing trees



6.0 CONCLUSION

The site is an obvious extension to the existing development to the east and through careful design can create a new but limited extension to the City that respects its setting. The site is accessible by a range of transport modes and close to a large populated area of the city, enhancing the sustainability of the proposed uses.

The success of the adjacent care home and the continuing demand for such facilities suggest that more sites will be required to house such developments across the City. The site lends itself to this use and could provide extensive access to the open spaces, recreational walks and local facilities. This use is already established immediately adjacent.

Garden centres by their nature are best located in green areas close to the urban area. Their space requirements and horticultural focus mean that growing and outdoor space is essential. They offer other services too that are easy to access if located, as this is, close to population centres and within easy walking distances of those.

The proposal would not have adverse impact on trees and the surrounding green space network. Therefore, the use of part of the site as a garden centre business is entirely compatible with the area character.

Both uses would respect the setting and landscape character of the wider area of Pitfodels Conservation Area.

These uses would also contribute to creating sustainable mixed communities by providing local facilities, local job opportunities and services in an area that is predominantly residential.

The site is therefore proposed to be zoned for a combination of care home and garden centre.

'Land at Airyhall Road/Craigton Road, Pitfodels is suitable for Garden Centre and Care Home Centre that ...

- Has good connections to the urban edge
- Will respect the landscape and conservation setting
- Retains and manages woodland
- Adopts the 6 qualities of a successful places promoted by The Scottish Government
- Takes access from Craigton road rather than Airyhall (emergency/secondary access only)
- Has clear defensible boundaries;
- Has good access to local footpath networks and urban area of Aberdeen; and
- Will respect the local context and setting